Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 461844 **DEEDWARR**
08/21/2020 01:20:51 PM 2 pgs
Fees: $13.00 Taxes: $1,831.50

20200821-0094702

39-B
File #20-1342

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine Stein nka Catherine Stein Moore, and husband, Patrick Moore**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Elizabeth Cameron Sweeting, a single person,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section 4, Brookside Courts Addition No. 4 of record in Plat Book 2083, Page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Catherine Stein, a single woman and Patrick Moore, a single man, as Tenants in Common with the Right of Survivorship by Warranty deed from Matthew Israel and wife, Stephanie Israel of record in Instrument No. 20140603-0047613 Register's Office for Davidson County, Tennessee, dated May 29, 2014 and recorded on June 03, 2014. Catherine Stein nka Catherine Stein Moore is now married to Patrick Moore.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 5712 Vine Ridge Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-20-5712

WITNESS THE EXECUTION HEREOF this 19th day of August, 2020.

Catherine Stein Moore

Patrick Moore

State of Tennessee)
County of Davidson)

On this 19th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Catherine Stein Moore and Patrick Moore, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 495,000.00.**

Affiant

Sworn and subscribed before me on this the 19th day of August, 2020.

Notary Public

My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Elizabeth Cameron Sweeting 5712 Vine Ridge Drive Nashville, TN 37205	new owner	103-10-0-054.00