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Prepared by:
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STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00

Affiant

Subscribed and sworn to before me this 16th day of September, 2020.

Notary Public
My commission expires: 5/3/21

Karen Johnson Davidson County
Batch# 479177 DEEDWARR
09/21/2020 08:57:13 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20200921-0107554

L. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Kris Shannon Moore &	Studio Bank	131-05-0C-501.00-C
Jami Raphael Burnett	124 12th Avenue S, Suite 400	
501 Almonte Court	Nashville, TN 37203	
Nashville, TN 37215		

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Mark A. Davenport, Executor of Estate of Mary J. Davenport and Mark A. Davenport, heir of Mary J. Davenport,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kris Shannon Moore, spouse and Jami Raphael Burnett, spouse,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 501 of Hillsborough Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 6250 Page 699 and further set out in Exhibit "B" to the Master Deed and By-Laws of record in Book 6822 Page 721, Register's Office for Davidson County, Tennessee, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Don Davenport and wife, Mary Joan Davenport by Deed from James B. Walker, Jr. and wife, Elizabeth Walker of record in Book 11590 Page 841, Register's Office for Davidson County,

Tennessee, and dated July 26, 1999. Don Davenport died on April 8, 2003 leaving Mary Davenport as surviving tenant by the entirety. Mary Davenport died on August 18, 2019 Her Last Will and Testament having been duly probated in Davidson County Probate Court file #20P1313. Last Will and Testament devised property to Mark A. Davenport and appointed Mark A. Davenport as Executor.

This conveyance is made subject to the following:

1. Subject to the Covenant, Condition, or Restriction, recorded in Book 6566 Page 4 and Book 6674 Page 583 in the official records of the Davidson County Register of Deeds.

2. All matters appearing on the plan of Hillsborough Condominiums of record in Book 6250 Page 699 and as further set out in Master Deed of record in Book 6822 Page 721 Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 6702 Page 330 Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer and/or Storm Drainage of record in Book 4161 Page 814, Book 6303 Page 601, Book 6629 Page 484 and Book 6803 Page 601 Register's Office for Davidson County, Tennessee.

5. Perpetual Easement for Highway Purposes of record in Book 4377 Page 710 and Book 4403 Page 627 Register's Office for Davidson County, Tennessee.

6. Charter of Hillsborough Condominium Homeowners Association of record in Book 8350 Page 426 and Book 7925 Page 64 Register's Office for Davidson County, Tennessee.

7. By-Laws of record in Book 6822 Page 721 Register's Office for Davidson County, Tennessee.

8. Subject to the Master Deed, recorded in Book 6822, Page 721 in the official records of the Davidson County Register of Deeds.

This property is improved property known as 501 Almonte Court, Nashville, TN 37215

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 15th day of September, 2020.

Estate of Mary J. Davenport

By: _____
Mark A. Davenport, Executor

_____
Mark A. Davenport, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Mark A. Davenport, with whom I am personally acquainted, and who acknowledged themselves to be the Executor of the Estate of Mary J. Davenport, and as such Executor being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Mary J. Davenport.

Witness my hand, at office, this 15th day of September, 2020.

_____
Notary Public

My Commission expires: 2/12/23

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State the within named Mark A. Davenport, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood Tennessee this 15th day of September, 2020.

_____
Notary Public

My Commission expires 2/12/23