Karen Johnson Davidson County
Batch# 483774 DEEDWARR
09/25/2020 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20200925-0110722

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Margaret Anne Moore 250 Cherokee Station Drive Nashville, TN 37209	Same	103 08 0E 007.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BRUCE MOORE and KAREN MOORE, husband and wife (collectively the "Grantor"), have bargained and sold, and hereby transfer and convey to MARGARET ANNE MOORE, her heirs and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on as follows:

Land in Davidson County, Tennessee, being Unit No. 15D-A on the Plan of Cherokee Crossing Townhomes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Townhomes, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the Limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recordings of Lots 13D-17D on the final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bruce Moore and Karen Moore by deed of record as Instrument #20180925-0094901, Register's Office for Davidson County, Tennessee.

This is improved property located at 250 Cherokee Station Drive, Nashville, Tennessee..

Said property is conveyed subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

Grantors covenant and bind themselves and their heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantors have executed this instrument or has caused same to be executed as of the 3 day of September, 2020.

BRUCE MOORE

KAREN MOORE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Bruce Moore and Karen Moore, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of September, 2020.

Notary Public

My Commission Expires:

November 8, 2021

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $475,000.00.

Sworn to and subscribed before me this 3rd day of September, 2020.

Jennifer Roberts
Notary Public

My Commission Expires:

November 8, 2021
28941187.1

JENNIFER ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires Nov. 8, 2021

True Copy Certification

I, Aubrey Burns, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Aubrey Burns
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lucretia Albert, a notary public for this county and state, Aubrey Burns who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert
Notary's Signature

My Commission Expires: 1-3-23
Notary Seal (if on paper)

