Karen Johnson Davidson County
Batch# 516981 DEEDWARR
11/16/2020 11:25:20 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20201116-0134822

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this 10 day of November, 2020.

Notary Public

My commission expires: 9-14-23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert E Moore Jr.	Caliber Home Loans	135-10-0E-009.00-CO
1117 Ransom Way	1525 S. Belt Line Rd	
Nashville, TN 37217	Coppell, Tx 75019	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Harmoni E. Mitchell, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert E Moore Jr.

(hereinafter called the "Grantee"), his 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 Unit 9 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument 20130711-0072001 and amended in Instrument 20130719-0074970, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Harmoni E. Mitchell, a single woman by Warranty deed from Matthew David Goff, an unmarried man and Erica Bachmayer an unmarried woman of record in Instrument No. 20160801-0079057 Register's Office for Davidson County, Tennessee.

This is improved property known as **1117 Ransom Way, Nashville, TN 37217.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 9 day of November, 2020.

HMitchell

Harmoni E. Mitchell

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Harmoni E. Mitchell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9 day of November, 2020.

Susanne L. Kuhajda

Notary Public
My Commission Expires: July 24, 2023

SUSANNE L. KUHAJDA
Notary Public - State of Florida
Commission # GG 358960
My Comm. Expires Jul 24, 2023
Bonded through National Notary Assn.

SolomonParks File No. 20-000336-524