Karen Johnson Davidson County
Batch# 526959 DEEDWARR
12/08/2020 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201208-0143034

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201131694

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Kathleen Bond McIntyre
Affiant

Subscribed and sworn to before me, this 30th day of November, 2020.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Notary Public
My Commission Expires: 5/2/22

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen Bond McIntyre and Benjamin Ross McIntyre 2110 Portland Avenue, Unit 305 Nashville TN 37212	~~New Owner~~ Roxaner FCU 536 Washington Ave Nutley, NJ 07110	Tax Parcel ID No. 104-12-0B-126.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bret D. Moore, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen Bond McIntyre and Benjamin Ross McIntyre, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 305, on the Horizontal Property Regime for Ashley Place Condominium, as recorded in the Master Deed of record in Book 6839, page 635, corrected in Book 6864, page 85 and as shown on Plat of record in Plat Book 6200, page 462, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to BRET D. MOORE, by deed from NEAL PURCELL and spouse MARTHA PURCELL, of record in Book 9693, page 683 , dated June 5, 1995 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 104-12-0B-126.00 CO.

Master Deed of record in Book 6839, page 635 corrected in Book 6864, page 85, said Register's Office.

Matters shown on the Plan of record in Plat Book 6200, page 462, said Register's Office.

This is improved property located at 2110 Portland Avenue, Unit 305 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2020.

Bret D. Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bret D. Moore, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

