THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131698** Karen Johnson Davidson County Batch# 537605 DEEDWARR 12/18/2020 10:09:57 AM 2 pgs Fees: $13.00 Taxes: $4,347.50 20201218-0150122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,175,000.00. Affiant Subscribed and sworn to before me, this 16th day of December, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2023

WARRANTY DEED

Address New Owner: Johnny Bernard Moore, Jr. and Merry L. Moore 2424 Abbott Martin Road, Unit B Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-13-0K-002.00 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, **Phillip Reynolds, Trustee of the 2424B Abbott Martin Land Trust dated June 11, 2018** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Johnny Bernard Moore, Jr. and Merry L. Moore, husband and wife**, ("Grantees"), its 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. "A" on the plan of Abbott Martin Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Abbott Martin Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160802-0079829, amended in Instrument No. 20180508-0044035, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to PHILLIP REYNOLDS, TRUSTEE OF THE 2424B ABBOTT MARTIN LAND TRUST, by deed from J. DAVID PEARSON, of record in Instrument No. 20180620-0059290, dated June 19, 2018, 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. 117-13-0K-002.00 CO.

Matters shown on the Plan of record in Plat Book 1130, page 99, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160802-0079829 and amended in Instrument No. 20180508-0044035, said Register's Office.

This is improved property located at 2424 Abbott Martin Road, Unit B Nashville TN 37215

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 16th day of December, 2020.

2424B Abbott Martin Land Trust dated June 11, 2018

Phillip Reynolds, Trustee

By: Phillip Reynolds, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Reynolds, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 2424B Abbott Martin Land Trust dated June 11, 2018, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of December, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022