WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,199,000.00.

Christopher D. Cahill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

DM-P-20-4307

Karen Johnson Davidson County
Batch# 566343 DEEDWARR
02/03/2021 09:25:15 AM 2 pgs
Fees: $13.00 Taxes: $4,436.30

20210203-0015283

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Douglas Cahill and Chelsea Elizabeth Cahill	**New Owner**	
(NAME)	(NAME)	**103-04-0-257.00**
4307 Colorado Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TYLER C. MOORE AND KATHRYN MOORE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER DOUGLAS CAHILL AND CHELSEA ELIZABETH CAHILL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Westerly one-half of Lot No. 30 on the Plan of West End Annex of record in Plat Book 332, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said lot fronts 50 feet on the Southerly side of Colorado Avenue and runs back between parallel lines, 164.4 feet to an alley.

Being the same property conveyed to Karen B. Moore by Warranty deed from Frank Swart and wife, Julie Swart of record in Instrument No. 20140626-0056136 Register's Office for Davidson County, Tennessee, dated June 26, 2014 and recorded on June 26, 2014.

Being the same property conveyed to Tyler C. Moore, married by Warranty deed from Karen B. Moore, married of record in Instrument No. 20170215-0015832 Register's Office for Davidson County, Tennessee, dated February 15, 2017 and recorded on February 15, 2017.

Being also known as 4307 Colorado Avenue Nashville, Tennessee 37209.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 61, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years, a lien not yet due and payable.
- Easement for Sewer of record in Book 1118, Page 688, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4307 Colorado Avenue, Nashville, Tennessee 37209**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 28th DAY OF JANUARY, 2021.

Tyler C. Moore

Kathryn Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212