6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-2022
(AFFIX SEAL)

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Karen Johnson Davidson County
Batch# 592911 **DEEDWARR**
03/17/2021 09:04:52 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20210317-0035059

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Seth B Worley and Arley J. Worley 1707 Riverwood Dr. Nashville, TN 37216	CapStar Bank 2002 Richard Jones Road Ste 300A Nashville, TN 37215	073-01-0-056.00 & 073-01-057.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Casey Moynihan and wife, Christopher Moynihan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Seth B Worley and Arley J. Worley,** husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT I:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4, Section 1, on the Map of Moss Rose Heights Subdivision, a part of the W.J. Tune Land, described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows:

Beginning at a point in the Easterly margin of Maxey Lane, 161.7 feet Southeast of a concrete monument set in the Easterly margin of said Maxey Lane, the beginning of a curve to Claypool Avenue, the common corner of Lots Nos. 3 and 4 of said Subdivision; thence Southeastwardly with the Easterly margin of Maxey Lane, 60.0 feet, to a point, the common corner of Lots Nos. 4 and 5 of said subdivision; thence Easterly with the dividing line between said Lots Nos. 4 and 5 of said Subdivision, 170.0 feet to a point, the common corner of said Lots Nos. 4 and 5; thence Northeasterly 60.0 feet, to a point, the common corner of said Lots Nos. 3 and 4 of said Subdivision; thence Westerly with the dividing line between said Lots Nos. 3 and 4 of said Subdivision, 170.0 feet, to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Moss Rose Heights, Section 1, not of record, described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows:

Beginning on the Easterly margin of Riverwood Drive, formerly Maxey Lane, at the Southwest corner of the property conveyed to Weakley J. Tune, Jr., and wife, by deed from Weakley J. Tune and wife, of record in Book 1160, Page 563, Register's Office for Davidson County, Tennessee; thence with the line between said two Lots, Eastwardly 170.0 feet; thence Southwardly 60.0 feet; thence Westwardly 170.0 feet to the Easterly margin of Riverwood Drive; thence with said Drive, Northwardly 60.0 feet, to the beginning.

Being the same property conveyed to Christopher Moynihan and wife, Casey Moynihan by Warranty Deed from Geraldine C. Higgins, Trustee of the Crawford-Smith Trust under agreement dated February 8, 1991, with full power of sale without the joinder of any other person, dated 08/28/2014 and recorded 09/04/2014, of record in Instrument 201409040080828, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1707 Riverwood Dr., Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 12th day of March, 2021.

Casey Moynihan

Christopher Moynihan

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Casey Moynihan and Christopher Moynihan with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of March, 2021.

Notary Public

My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County