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04/06/2021 02:29:27 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20210406-0045178

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #21-1253

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mary Ramsey Moore fka Mary Anne Ramsey and William L. Moore, III, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sabalo Development, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's 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 Lot No. 23 on the Plan of Evergreen Heights Part Two, of record in Plat Book 1835, page 19, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Anne Ramsey, an unmarried person, by deed from Brian Barry, unmarried, dated April 25, 2011, of record in Instrument No. 20111103-0085704, Register's Office for Davidson County, Tennessee. Mary Ramsey Moore is now married wo William L. Moore, III.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4005 Copeland Drive, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Sabalo Development, LLC PO Box 150645 Nashville, TN 37215	NEW OWNER	116-16-0-040.00

WITNESS THE EXECUTION HEREOF this 5th day of April, 2021.

Mary Ramsey Moore

William L. Moore, III

State of Tennessee)
County of Davidson)

On this 5th day of April, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Mary Ramsey Moore and William L. Moore, III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 700,000.00.**

Affiant

Sworn and subscribed before me on this the 5th day of April, 2021.

Notary Public

My Commission Expires: 3/8/22

ANGELA POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON