WARRANTY DEED

Karen Johnson Davidson County
Batch# 614844 **DEEDWARR**
04/14/2021 10:13:46 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20210414-0049704

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

AFFIANT

Subscribed and sworn to before me this the 9th day of April, 2021.

NOTARY PUBLIC

My commission expires: 11/6/2024

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(NOTARY SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1061 MOORE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sydney Sharp Moore and Kent Daniel Moore	Capstar Bank	
(NAME)	(NAME)	
517 Hogan Road	2002 Richard Jones Rd., Ste 300A	146-16-0-004.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Willa Jeffries Paget**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sydney Sharp Moore and Kent Daniel Moore, wife and husband**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Brentwood Hall, Section I, as of record in Plat Book 2083, Page 18, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said lot fronts 80 feet on the south side of Hogan Road and runs back between lines 190.8 feet on the west line and 191 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Brantley Barrineau Paget and wife, Willa Jefferies Paget by Warranty deed from Neal Buchanan and wife, Gail C. Buchanan of record in Book 3917, page 455, Register's Office for Davidson County, Tennessee, dated July 15, 1965 and recorded on July 29, 1965.

Willa Jeffries Paget was spelled incorrectly in the prior deed as Willa Jefferies Paget. Grantors name should be Willa Jeffries Paget.

The said Brantley Barrineau Paget having since died on July 3, 2013 leaving Willa Jefferies Paget as the surviving tenant by the entirety.

This instrument is being executed on behalf of Willa Jeffries Paget, pursuant to a Power of Attorney executed by him/her/them on the 7th day of April, 2021, of record in Instrument No. 20210414-0049703, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2083, Page 18, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Record Book 2084, Page 409, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. 3) Taxes for the current year prorated and assumed by the Grantee.

DESIGNATED as Tax ID: 146-16-0-004.00

This is
unimproved ☐
improved ☒ property known as 517 Hogan Road, Nashville, TN 37220

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 hand this the 9th day of April, 2021.

Willa Jeffries Paget by Elise Aric Attorney in Fact
Willa Jeffries Paget
By Elise Aric Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, Elise Aric, to me known (or proved to me on the basis of satisfactory evidence), to be there person who executed the foregoing instrument in behalf of **Willa Jeffries Paget** and acknowledged that he executed the same as the free act and deed of the said **Willa Jeffries Paget**. Witness my hand and official seal, this the 9th day of April, 2021.

Kelsey Pitman
Notary Public

My Commission Expires: 09/21/2024

KELSEY PITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY