WARRANTY DEED

Karen Johnson Davidson County
Batch# 627094 **DEEDWARR**
04/30/2021 03:27:24 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00

20210430-0058500

JM-SB-MRE-21-2315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

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)
ILE Homes Single Family Rental Fund, LP	**NEW OWNER**	
(NAME)	(NAME)	
1159 Cottonwood Lane		**083-07-0-339.00 AND 083-07-0-340.00**
(ADDRESS)	(ADDRESS)	
Irving, TX 75038		
(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, **ESTATE OF ROBERT N. MOORE, JR. AND SONDRA F. MORRIS, INDIVIDUALLY AS DEVISEE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ILE HOMES SINGLE FAMILY RENTAL FUND, LP,** 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:

The described real estate Situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Tract 1:

Being Lot Number 21, Eastland Oaks, Section 2, as of record in Book 4860, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Tract 2:

Being Lot Number 22, Eastland Oaks, Section 2, as of record in Book 4860, Page 9, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 45.65 feet on the northerly Court and extends back 261.50 feet on the westerly 208.94 feet on the easterly line to a dead line in measuring 95.46 feet thereon.

Being the same property conveyed to Robert N. Moore, Jr., a single man, by Warranty Deed from Alan Hall and wife, Elizabeth R. Hall, of record in Book 7522, Page 668, Register's Office for Davidson County, Tennessee, dated April 20, 1988 and recorded on April 21, 1988.

NOTE: As to Parcel: 2.

Being the same property conveyed to Robert N. Moore, Jr. by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D. C. of record in Book 8840, Page 784, Register's Office for Davidson County, Tennessee, dated January 12, 1993 and recorded on January 14, 1993.

NOTE: As to Parcel: 1.

Said Robert N. Moore, Jr. became deceased on February 28, 2017, testate, leaving Last Will and Testament filed for Probate in Docket No. 2017-PR-9060, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Letters Testamentary are issued to Sondra F. Morris.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 4860, Page 9, 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: **2315 & 2319 Oak Ct, Nashville, Tennessee 37206**.

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 APRIL, 2021.

Estate of Robert N. Moore, Jr.

BY: _____ Ex

Sondra F. Morris
Executrix

_____

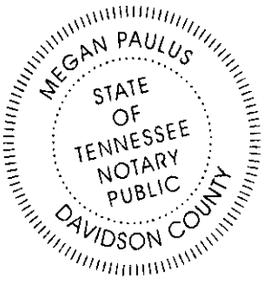
Sondra F. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONDRA F. MORRIS, EXECUTRIX of the ESTATE OF ROBERT N. MOORE, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

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

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

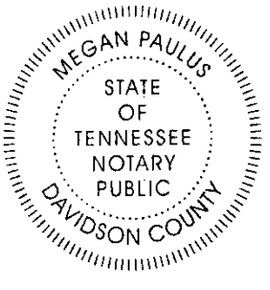


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SONDRA F. MORRIS, 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 April, 2021.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)



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