WARRANTY DEED

Karen Johnson Davidson County
Batch# 761290 **DEEDWARR**
11/24/2021 03:50:53 PM 2 pgs
Fees: $13.00 Taxes: $1,439.30

20211124-0156589

W-VPM-21-221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Venta Irving LLC	newowner	
(NAME)	(NAME)	**172-08-0B-060.00-CO**
221 Walking Horse Hl		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **KRISTEN MOSER AND NICHOLAS MOSER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VENTA IRVING LLC, A NEW YORK LIMITED LIABILITY COMPANY,** 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 Lot No. 60 on the Plan of Final Plat of Phase Two, Bridle Downs of record in Plat Book 7900, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristen Moser and Nicholas Moser, wife and husband by Warranty Deed from William G. Scurlock and Yvonne B. Scurlock, husband and wife of record in Instrument No. 20200814-0091517 Register's Office for Davidson County, Tennessee, dated August 11, 2020 and recorded on August 14, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page 241, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 545, and 701-703 and Surveyor's Certificate of Correction recorded in Book 8169, Page 240 and Book 8577, Page 220, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7448, Page 772, as amended in Book 8814, Page 631, Book 9818, Page 68 and Book 9873, Page 497, Register's Office for Davidson County, Tennessee.
- By-Laws of HOA of record in Book 8814, Page 639, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 8814, Page 604, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Book 8838, Page 983, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 7977, Page 477 and Book 7977, Page 485, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7266, Page 813, 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: **221 Walking Horse Hl, Nashville, Tennessee 37211**.

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 19th DAY OF NOVEMBER, 2021.

Kristen Moser by John Gleaves Attorney in Fact
Kristen Moser by John Gleaves
Attorney in Fact

Nicholas Moser by John Gleaves Attorney in Fact
Nicholas Moser by John Gleaves
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KRISTEN MOSER AND NICHOLAS MOSER, and who acknowledged he/she/they executed the same as the free act and deed of the said KRISTEN MOSER AND NICHOLAS MOSER.

Witness my hand and official seal, this the 19th of November, 2021.

Katherine Vincent
Notary Public
My Commission Expires: 3-3-2025
(SEAL)



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