Karen Johnson Davidson County
Batch# 771346 DEEDWARR
12/10/2021 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20211210-0163739

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21038135**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $307,000.00. Affiant Subscribed and sworn to before me, this 2nd day of December, 2021. Notary Public My Commission Expires: July 9, 2022

RACHEL GIVENS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Emma Katherine Griffin 668 Vernon Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-05-0C-668.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elaine Moore and Bret Moore, tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Emma Katherine Griffin and Ross Livermore, tenants in common,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 668 on the plan of Vernon Avenue Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Vernon Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20061024-0131877, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to ELAINE MOORE AND BRET MOORE, by deed from U. S. BANK, NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A. AS SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1-71, BY HOME LOAN SERVICES, INC., AS ATTORNEY-IN-FACT, of record in Instrument No. 20100831-0068904, dated August 12, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-05-0C-668.00 CO.

Matters shown on the Plan of record in Plat Book 421, page 25, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20061024-0131877, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060228-0022628, Instrument No. 20060309-0027613, Instrument No. 20060509-0053837 and Instrument No. 20060912-0112820, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060309-0027611 and Instrument No. 20060825-0105279, said Register's Office.

This is improved property located at 668 Vernon Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of December, 2021.

Elaine Moore by BDM, her attorney-in-Fact

Elaine Moore by Bret Moore, her Attorney-in-Fact

BDM

Bret Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bret Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Elaine Moore and that he is authorized by Elaine Moore to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of December, 2021.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 12-2-21.

Affiant Signature

12-7-21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 7 day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY