Karen Johnson Davidson County
Batch# 797282 DEEDWARR
01/31/2022 10:10:50 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50
20220131-0010832

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$395,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27 DAY OF January,2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP 081 |
|---|---|---|
| John Cleveland Moore<br>513 Arbor Drive<br>Franklin TN 37069 | SAME AS OWNER | GROUP 06 0<br>PARCEL 363.00 |

For and in 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, we,

**Amy L. Beale and Scott Beale, wife and husband**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**John Cleveland Moore and Kelley McCaffrey Moore, husband and wife**

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 the 18th formerly the 13th Civil District of Davidson County, Tennessee, being part of Lot No. 17 on the Plan of Nichol Property, as of record in Book 31, Page 603, Register's Office for said County, and described as follows:

Beginning on the Northerly margin of Seifried Street at a point of 150 feet of the Westerly margin of 24th Avenue, North, said point of being the Southwest corner of the property conveyed to Charlie Earl Sharp and wife, Martha Ann Sharp, by deed from Raymond Chester Bailey and wife, of record in Book 1324, page 330, said Register's Office thence, with Sharp's Westerly line, Northwardly 150 feet to the Southerly margin of an alley; thence with said alley, Westwardly 50 feet; thence Southwardly 150 feet to the Northerly margin of Seifried Street, thence, with said street Eastwardly 50 feet to the beginning.

Being the same property conveyed to Amy L. Beale and Scott Beale, wife and husband by deed from David Snodgrass and Patti Snodgrass dated December 11, 2017, and recorded on December 12, 2014, in Instrument No. 20171214-0127639 said Register's Office.

This conveyance is made subject to the following:
1) 2022 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2404 Seifried St, Nashville, Tennessee 37208.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this _____ day of January, 2022.

Amy L. Beale

Scott Beale

STATE OF Tennessee
COUNTY OF Shelby

Personally appeared before me, Amy L. Beale with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~27th~~ 20th A.6. day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 11/18/2024

ANDREA ERACI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 18, 2024

STATE OF Tenn
COUNTY OF Williamson

Personally appeared before me, Scott Beale, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of January, 2022.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027