Karen Johnson Davidson County
Batch# 850056 DEEDWARR
05/03/2022 12:07:37 PM 2 pgs
Fees: $13.00 Taxes: $3,431.01
20220503-0051319

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $927,300.00 Affiant Subscribed and sworn to before me, this the 2nd day of May, 2022. Notary Public My commission expires: 7/3/25

W. DILLON WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 23, 2023

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Benjamin J. Montague Lianne K. Montague	New Owner(s)	105-11-0-050.00
409 Moore Ave		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **409 MOORE LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BENJAMIN J. MONTAGUE AND LIANNE K. MONTAGUE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 23 on the Plan of Mallory Subdivision of Lots Nos. 4, 5, and 6, part of Lots 2, and 3, in Mallory's Plan of record in Plat Book 161, Page 55, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 23, fronts 42.8 feet on South side of Moore Avenue and runs back on West line 149.2 feet, and on East line 136.5 feet to an alley.

Being a portion of the same property conveyed to Frank Roberts and wife, Edna Roberts by Installment Deed from Wm. Coleman and wife, Laura J. Coleman of record in Book 946, Page 199 Register's Office for Davidson County, Tennessee, dated May 01, 1931 and recorded on May 01, 1931.

The said Edna Roberts having since died on May 3, 1962, leaving said husband Frank Roberts as surviving tenant by the entirety.

The said Frank Roberts having since died August 29, 1963.

Being the same property conveyed to Bluegrass Capital Group, LLC by Warranty Deed from The Representative of the Heirs of Frank Roberts of record in Instrument No. 20200929-0111920 Register's Office for Davidson County, Tennessee, dated July 24, 2020 and recorded on September 29, 2020.

Being the same property conveyed to 409 Moore LLC, a Limited Liability Company, by QuitClaim Deed from Bluegrass Capital Group LLC, of record in Instrument No. 20201001-0113504 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on October 01, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 409 Moore Avenue, Nashville, TN 37203, but 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 2nd day of May, 2022.

409 Moore LLC, a Tennessee Limited Liability Company

By: Highland Homes, LLC, a Tennessee Limited Liability Company, Sole Member

By: _____
Jeremy Leggo, President

By: _____
Christie Leggo, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeremy Leggo, President, and Christie Leggo, member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the members of 409 Moore LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2nd day of May, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025