WARRANTY DEED

Karen Johnson Davidson County
Batch# 898739 DEEDWARR
08/04/2022 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20220804-0088862

W-BRE-22-224

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 3rd DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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)
Natalie Elizabeth Torbett and Hanes L. Torbett **Marissa Joy Hamilton and Sharon Ruth Hamilton**	Same	
(NAME) **224 Walden Village Ln**	(NAME)	**106-05-0A-002.00-CO**
(ADDRESS) **Nashville, TN 37210**	(ADDRESS)	
(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, **CHRISTOPHER MORENO, UNMARRIED AND DANIEL R. MORENO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NATALIE ELIZABETH TORBETT, A SINGLE WOMAN, AND HANES L. TORBETT, A MARRIED MAN AND MARISSA JOY HAMILTON, A SINGLE WOMAN, AND SHARON RUTH HAMILTON, A MARRIED WOMAN, AS TENANTS IN COMMON,** 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:

Being Unit 2 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Walden Village, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20151204-0122320 and as corrected in Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property conveyed to Christopher Moreno, unmarried and Daniel R. Moreno, unmarried, as tenants in Common with the Right of Survivorship by Warranty Deed from James Richardson, a married man of record in Instrument No. 20190619-0059254 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 19, 2019.

The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 9700, Page 395, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record as Instrument Number 20151125-0119517, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20151204-0122320, corrected in Instrument No. 20151207-0123161, Instrument No. 20151211-0124902 and Instrument No. 20160201-0009720, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20160308-0022219, in the Register's Office for Davidson County, Tennessee.
- Development Agreement & Grant of Easement of record in Instrument Number 20160613-0059353, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Chancery Court Book 2, Page 32, Register's Office for Davidson County, Tennessee.
- Sanitary sewer and Storm drainage easement of record in Instrument Number 20151013-0104081, in the Register's Office for Davidson County, Tennessee.

• Restrictions for Stormwater of record in Instrument Number 20150922-0096385, Instrument No. 20151209-0124005, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 1518, Page 568, Book 1553, Page 435, Book 15, Page 568, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Declaration to close street of record in Book 1515, Page 444, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenants for detached Structure of record in Instrument Number 20161208-0129143, 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: **224 Walden Village Ln, Nashville, Tennessee 37210**.

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 3rd DAY OF AUGUST, 2022.

Christopher Moreno by John Gleaves
Attorney in Fact

Daniel R. Moreno 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 CHRISTOPHER MORENO AND DANIEL R. MORENO, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTOPHER MORENO AND DANIEL R. MORENO.

Witness my hand and official seal, this the 3rd of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

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

True Copy Certification

I, **Diane March,** 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 true and exact copy of the original document executed and authenticated according to law on this the 3rd day of August, 2022.

Affiant Signature
Date 08/03/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

