THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 908528 DEEDWARR
08/26/2022 09:57:40 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20220826-0096408

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Matthew Moore 5877 Monroe Crossing Nashville, TN 37013	Gander Financial SVC dba Legacy Mutual Mortgage 3503 Paesanos Pkwy San Antonio, TX 78231	163-16-0D-045.00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mark Stribling Bailey, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Alan Moore, a single man**, hereinafter called the Grantee, Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Unit/Lot Number 45, together with common areas, as established by Declaration of Conditions and Restrictions for Centerview at Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument Number 20180710-0066588, as amended in Instrument Number 20180718-0069941, being shown on Plat attached thereto as Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as instrument Numbers 20180710-0066588 and 20180718-0069941, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to NIR Homes, Inc, a Tennessee corporation, by Quitclaim Deed from Amnon Schreibman, filed on 03/13/2019, at Instrument No. 20190313-0023217, Davidson County Register of Deeds; further conveyed by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation, to Mark Stribling Bailey, an unmarried man, of record on 12/08/2020, at Instrument No. 20201208-0142903, Davidson County Register of Deeds. Lake Forest Homes, Inc., a Tennessee corporation of course did not have title to the property at the time of its conveyance to Mark Stribling Bailey. However, thereafter NIR Homes, Inc, a Tennessee corporation, conveyed to Lake Forest Homes, Inc., a Tennessee corporation, by Quitclaim Deed of record on 05/20/2021, at Instrument No. 20210520-0068514, Davidson County Register of Deeds. Pursuant to the "after acquired title doctrine", the property is now vested in Mark Stribling Bailey.

This property commonly known as 5877 Monroe Crossing, Nashville, TN 37013*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is

lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, this 24th **day of August, 2022**:

Mark Stribling Bailey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark Stribling Bailey,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$275,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 24 DAY OF AUGUST, 2022:

Notary Public

My Commission Expires: 10/23/2023

JENNIFER WEST · STATE OF TENNESSEE NOTARY PUBLIC · SUMNER COUNTY