Karen Johnson Davidson County
Batch# 931675 DEEDWARR
10/19/2022 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20221019-0114126

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220942482**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $485,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2022. Notary Public My Commission Expires: 6/24/2023

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Joseph Moore 114 Morton Mill Circle Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 12 0D 114.00

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, **James Booth and Diane Booth, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joseph Moore, a married man** ("Grantee"), his 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 Lot No. 114 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, as of record in Book 7900, Page 561, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to James Booth and wife, Diane Booth, by Warranty Deed from Claude Ronald Buck, David Michael Buck and Rita Gail Buck Chanatry as heirs of the Estate of Margaret G. Buck, of record in Instrument No. 20111028-0084145, in the Register's Office of Davidson County, Tennessee, dated October 27, 2011 and recorded on October 28, 2011.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Third Revision, Morton Mill Estates, as recorded in Plat Book 7900, Page(s) 561 .
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Formerly Southampton Phase VI, Morton Mill Estates, as recorded in Plat Book 6900, Page 406.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Morton Mill Estates, as recorded in Plat Book 6900, Page 652.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of First Revision, Morton Mill Estates, as recorded in Plat Book 6900, Page 765.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Second Revision, Morton Mill Estates, as recorded in Plat Book 7900, Page 226.
Declaration of Covenants, Conditions and Restrictions recorded in Book 7546, Page 145; Supplement and Amendment recorded in Book 7936, Page 704 and Book 8079, Page 804; Amendment to the Bylaws recorded in Book 7936, Page 709 and Amendment recorded in Instrument No. 20190605-0053782.

This is improved property located at 114 Morton Mill Circle Nashville TN 37221

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 18th day of October, 2022.

James Booth, James Llewellyn attorney in fact
James Booth by James Llewellyn, Attorney-in-Fact

Diane Booth, James Llewellyn Attorney-in-Fact
Diane Booth by James Llewellyn, Attorney-in-Fact

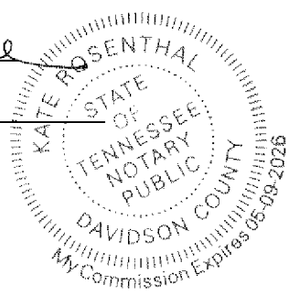
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Llewellyn, 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 James Booth and Diane Booth and that he is authorized by James Booth and Diane Booth to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of October, 2022.

Kate Rosenthal

Notary Public
My Commission Expires: _____



CERTIFICATE OF AUTHENTICITY

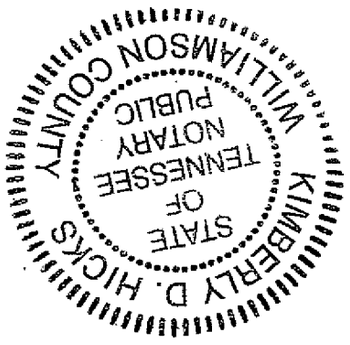
I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 18 day of October, 2022.

K. Thomas Sidwell
Date: 10-19-2022

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 19 day of October, 2022.



Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26