THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1347

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26492

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christopher Vaida Jennifer Vaida 5263 New John Hagar Road Hermitage, TN 37067	New Owner	98-6-A-101.00

BILL GARRETT, Davidson County
Trans:T20150053613 DEEDWARR
Recvd: 07/02/15 13:22 2 pgs
Fees:13.00 Taxes:1095.20
20150702-0064336

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $296,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2015.

Notary Public

My Commission Expires: 10/30/16
(Affix Seal)

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Star J. Moberg, an unmarried individual,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christopher Vaida and Jennifer Vaida, 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 Davidson County, Tennessee, being Lot No. 93 on the Final Plat of Phase One, Section "B", Bridgewater, as of record in Instrument No. 20060425-0046949, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Star J. Moberg, an unmarried individual by Warranty Deed from 508 Investors, LLC, dated July 11, 2014, recorded July 17, 2014, of record in Instrument No. 20140717-0063515, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to 508 Investors, LLC by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated March 14, 2014, recorded March 21, 2014, in Instrument No. 20140321-0023561, said Register's Office, and further, being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed, dated September 24, 2013, of record in Instrument No. 20131007-0105004, as corrected in Instrument No. 20131015-0107621, said Register's Office, and further being the same property conveyed to Joseph W. Redmond and wife, Wanda W. Redmond by Special Warranty Deed, dated September 19, 2007, of record in Instrument No. 20070920-0112515, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **5263 New John Hagar Road, Hermitage, TN 37067**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) 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 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. Whenever used, the singular number 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 **30th** day of **June, 2015.**

GRANTOR(S)

Star J. Moberg

Star J. Moberg

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Star J. Moberg** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 30 day of June, **2015.**

L. M. Corriveau

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017