WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2579020

Return to:

owner and

NICOLE L. STEED
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF DAVIDSON)
COUNTY OF TENNESSEE)

The actual consideration or value for this transfer, whichever is greater, is $259,900.00.

Affiant

Subscribed and sworn to me, this the 8th day of July, 2015.

Notary Public

My commission expires: 1.8.19

Property Address:	**~~Property owner~~ and mail tax bills to**:	**Parcel ID**:
312 Gaywood Drive Nashville, TN 372511	F & M Bank 50 Franklin Street Clarksville, TN 37040	Map 147 1 Parcel 222.00

THIS INDENTURE is made effective the 8th day of July, 2015, by **Sara C. Swanson**, First Party, for the purpose of conveying the premises described herein to John Luke Moen and Sarah Moen, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land located in Davidson County, Tennessee

Being lot No. 318, Caldwell Hall, Section Two (2), as shown on plat of record in Plat Book 2900, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to Sara C. Swanson by Warranty Deed from Audrey R. Soskin and husband Kevin Soskin, dated March 29, 2012 of record in Instrument Number 20120403-0027931, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, but not limited to, the Plan of record in Plat Book 2900, Page 26 which shows an Owner's Certificate, certain notes, easements and setback lines, and Restrictive Covenants of record in Book 3097, Page 403, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

[SIGNATURE ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20150055367 DEEDWARR
Recvd: 07/09/15 08:36 2 pgs
Fees:13.00 Taxes:961.63
20150709-0066503

IN WITNESS WH*EREOF,* *the said First Party have hereunder set their hand and seal the day and year first above written.*

Sara C. Swanson

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Sara C. Swanson,** 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.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 8th day of May, 2015

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires:
10/18/16

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.