This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 162160A06300CO
Account Number:

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Laura D. Moore
18 Sycamore Ct.
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150056566 DEEDWARR
Recvd: 07/13/15 13:28 2 pgs
Fees:13.00 Taxes:255.30
20150713-0067992

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **TAMMY L. SHIPLEY, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LAURA D. MOORE, UNMARRIED** "Grantee(s)", Her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

A certain condominium apartment being Townhouse 14-18, on the Plan of Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, as shown by plat appearing of record in Book 5050, page 103, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Tammy L. Shipley, unmarried, by Warranty Deed from Carolyn S. Richardson (formerly known as Carolyn R. Molasy), unmarried, dated June 21, 2000, appearing of record in Instrument No. 20000626-0063022, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

2015 Real Property Taxes are a lien not yet due and payable until October 1, 2015.; Subject to all matters shown on the Plan of record in Book 5050, page 103, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Mill Creek Club Condominium of record in Book 4792, page 725 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Master Deed of record in Book 4887, page 961 and amended in Book 5000, page 607 and Book 5101, page 809, Register's Office for Davidson County, Tennessee.; Agreement of record in Book 5324, page 214, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 18 Sycamore Ct, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), Her heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that She is lawfully seized and possessed of said parcel of real estate, and that She has a good and lawful right to convey the same; and that the same

is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of July, 2015.

Tammy L Shipley

Tammy L. Shipley

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tammy L. Shipley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office, this the 9th day of July, 2015.

LORI H. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 08-18-2018 RUTHERFORD COUNTY

Lori H. Raymond

NOTARY PUBLIC

My Commission Expires: 8/18/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Tracey Chumley

AFFIANT

Sworn to and subscribed before me this 9 day of July, 2015

KAYLA L HARRINGTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC

My Commission Expires: 5-20-17

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