28047-5

BILL GARRETT, Davidson County
Trans: T20160011585 DEEDWARR
Recvd: 02/11/16 10:40 2 pgs
Fees: 13.00 Taxes: 425.50
20160211-0013177

Box#14

WARRANTY DEED

SIMONSTEST

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF February, 2016.

(Affix Seal) Notary Public

My Commission Expires: 10-7-17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#
Aaron C. Moore and Kelly Moore, husband and wife	Lending Hand Mortgage, LLC.	176.02-0-073.00
1917 Treeview Court	116 E. Cedar Street	
Antioch, TN 37013	Goodlettsville, TN 37072	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LOIS F. SIMONS, WIDOW, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AARON C. MOORE AND KELLY MOORE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Lot No. 216, Peppertree Forest Subdivision, Section 19, as shown by survey and plat appearing of record in Plat Book 7900, Page 783, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of location and said lot.

Being the same property conveyed to Carl A. Simons and wife, Lois F. Simons by deed from Rick E. Berger, an unmarried person of record at Book 200610090124955, recorded on 10/09/2006, Register's Office for Davidson County, Tennessee.

Carl A. Simons died on 03/18/2008, leaving Lois F. Simons as surviving tenant.

Subject to any and all matters as shown on the Plan of Record in Plat Book 7900, Page 783, in the Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 792, Page 736, book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 9664, Page 162; in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

( ) unimproved
This is (X) improved property known as 1917 Treeview Court, Antioch, Tennessee 37013 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, their heirs 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/our hand(s) this 9th day of February, 2016 :

Lois F. Simons

Lois F. Simons

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named LOIS F. SIMONS, WIDOW, the bargainor(s), 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 for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 9th day of February, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019