WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: June 19, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Moore	New owner	128-16-OB-032.00
(NAME)	(NAME)	
444 Summit Oaks Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160016182 DEEDWARR
Recvd: 02/29/16 09:27 2 pgs
Fees:13.00 Taxes:1424.50
20160229-0018746

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 considerations, the receipt of which is hereby acknowledged, I, **Gi Yang**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Keith Moore and Elizabeth Moore**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 32 on the Plan of Summit Oaks, Phase Two, of record in Plat Instrument No. 20040112-0004661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Further being the same property conveyed to Gi Yang, unmarried by Warranty Deed dated 05/07/2014 from W. Richard Husband, Jr. and Georganna R. Husband, husband and wife of record in Instrument 201405120040068, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) All matters as set forth per Instrument 200401120004661, 2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200202140019518, 3) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200401160006770, 4) Stormwater Detention Agreement Easement of record in Instrument 200201030001057, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 444 Summit Oaks Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 25th day of February, 2016.

Gi Yang

State of Tennessee
County of Rutherford

Personally appeared before me Gi Yang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2016.

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public ~~Chris Jackson~~
My Commission Expires: 9/30/2018

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129