 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF** Wilson The actual consideration or value, whichever is greater, for this transfer is $155,000.00. Affiant Subscribed and sworn to before me, this 20th day of May, 2016. Notary Public My commission expires: 5.20.19

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Eric Taylor and Joni Shayne Ray	**First Community Mortgage**	**075-09-0-187.00**
242 Bonnafield Drive	**262 Robert Rose Drive, Suite 101**	
Hermitage, TN 37076	**Murfreesboro, TN 37129**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Leigh A. Moore f/k/a Leigh A. Byers and husband, Matthew Moore, and Buford A. Byers, married

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Eric Taylor and Joni Shayne Ray, as Tenants in Common with Right of Survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1136 on the Plan of Section Nine, Hermitage Hills of record in Plat Book 3600, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leigh A. Byers, unmarried and Buford A. Byers, married by Warranty deed from Carey Venturella, unmarried of record in Instrument No. 20081231-0124030 Register's Office for Davidson County, Tennessee, dated December 29, 2008 and recorded on December 31, 2008.

This is ☒ improved ☐ unimproved property known as **242 Bonnafield Drive, Hermitage, TN 37076-1130.**

BILL GARRETT, Davidson County
Trans:T20160043478 DEEDWARR
Recvd: 05/24/16 10:23 2 pgs
Fees:13.00 Taxes:573.50



20160524-0051894

SP 11/2015

Matthew Moore, husband of Leigh A. Moore f/k/a Leigh A. Byers, joins in the execution of this instrument for the sole purpose of relinquishing any and all of his rights, title, and interest, marital or otherwise, in and unto said property.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of May, 2016.

Leigh A. Moore

Buford A. Byers

Matthew Moore

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leigh A. Moore, Matthew Moore, and Buford A. Byers, the bargainor(s), 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 within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of May, 2016.

Notary Public
My Commission Expires: 5/20/2019

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416041