WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 302,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Clifford E. Moore, Jr.	SWBC Mortgage Corporation	Parcel ID:
2528 River Trail Drive	5055 Maryland Way, Ste. 200	097020A35500
Hermitage, TN 37076	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Paul M. Myers and wife, Jennifer L. Myers

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Clifford E. Moore, Jr. and wife, Edlira B. Cako-Moore

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 355, on the Plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument 20130702-0068170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul M. Myers and wife, Jennifer L. Myers by deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument 20140221-0015147, Register's Office for said County, dated February 14, 2014.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20080408-0035557 amended in Instrument 20110427-0032201; 20140416-0031645; 20140416-0031646; 20140424-0034613; 20140424-0034614; 20140424-0034615; 20140424-0034616; 20140424-0034617; 20140424-0034618; 20150812-0080705 and 20080408-0035557, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20130702-0068170, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2528 River Trail Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 3rd day of June, 2016.

Paul M. Myers

Jennifer L. Myers

BILL GARRETT, Davidson County
Trans: T20160047206 DEEDWARR
Recvd: 06/06/16 08:58 2 pgs
Fees: 13.00 Taxes: 1121.06

20160606-0056472

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul M. Myers and Jennifer L. Myers, 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.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June, 2016.

My Commission Expires: 8/23/16

Notary Public

