BILL GARRETT, Davidson County
Trans:T20160048138 DEEDWARR
Recvd: 06/07/16 15:05 3 pgs
Fees:18.00 Taxes:925.00

20160607-0057520

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
767612 6069-002609
Eileen Spink

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cole Whitten (NAME) et al	(NAME) new owner	173-04-0A-401.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 1305 Napa Ft East	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Antioch, TN 37013	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Nina L. Moore, a single woman have this day bargained and sold, and do hereby transfer and convey unto the said Cole Whitten and Stephanie Johnson, * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

*both unmarried as Tenants in Common with rights of survivorship

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 250,000.00

Affiant _____

Subscribed and sworn to before me this the 3rd day of June 2016

Notary Public ✓ _____

My commission expires: ✓ 11/18/16 (Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This is unimproved ( ), known as 1305 Napa Pointe East, Antioch, TN 37013
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this _____ day of _____, _____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Nina L. Moore x _____
Nina L. Moore

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Barbara L Redmond, a Notary Public in and for said County and State, Nina L. Moore, the within named bargainor Single (fill in marital status), 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, at office, this 12 day of January, 2016.

✓ Barbara L Redmond
Notary Public
My Commission Expires: ✓ Feb 2. 2019

(This area for official notarial seal)

BARBARA L. REDMOND
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
EXP. 02. 2019

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Final Plat of Section Five, Oak Highlands "A Planned Unit Development" of record in Plat at Instrument No. 20050124-0008664, 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 Nina L. Moore, an unmarried woman by Quitclaim deed from Nina L. Moore, who acquired title as Nina L. Batson, a married woman of record in Instrument No. 20100827-0067792 Register's Office for Davidson County, Tennessee, dated August 17, 2010 and recorded on August 27, 2010. (Value of consideration shown in aforementioned deed $0.00.)