WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160062245 DEEDWARR
Recvd: 07/20/16 08:55 2 pgs
Fees: 13.00 Taxes: 1119.07
20160720-0074528

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$302,450.00.

Affiant

Subscribed and sworn to before me this 15 day of July, 2016

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew C Schwartz	Quicken Loans	173090B12700CO
2708 Amber Crest Court	1050 Woodward Avenue	
Antioch, TN 37013	Detroit, MI 48226	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Chandrica R. Moore, and Kenneth C. Moore, wife and husband,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew C Schwartz and Tonya Schwartz, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 332, Barnes Cove, Phase 3, Section 1, as shown on plat of record in Instrument Number 20060113-0005373, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property .

Being the same property conveyed to Chandrica R. Moore, and Kenneth C. Moore, wife and husband from Capitol Homes, Inc., a Tennessee Corporation by Warranty Deed on August 30, 2006, of record in Instrument Number 20060907-0110846, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 in the estimated amount of $2,276.91 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 173090B12700CO, which are not due until 10/1/2016.
- Subject to all matters as shown on the Plan of record in Instrument Number 20060113-0005373, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20110720-0055565; 20040429-0048624; 20021217-0155806; 20130610-0058653; 20130610-0058652 and 20130128-0008762, Register's Office for Davidson County, Tennessee.
- Charter of Barnes Cove Homeowner's Association of record in Instrument Number 20021217-0155805, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 5215, Page 482; Book 5385, Page 986 and Instrument Numbers 20040413-0041473 and 20020201-0014182, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2708 Amber Crest Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 8th, 2016.

Chandrica R. Moore
Chandrica R. Moore

Kenneth C. Moore
Kenneth C. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Chandrica R. Moore, and Kenneth C. Moore, wife and husband** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 8th, 2016

My commission expires 5-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.