WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/16 14:41 3 pgs
Fees:18.00 Taxes:576.83
20160804-0081031

P-CB-16-805-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00.

Rachel Bellar
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF AUGUST, 2016.

Stacy Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Osnelt Ostine and Marie Claudette Ostine	GMFS, LLC	
(NAME) **805 Seashell Cove**	(NAME) 7389 Florida Blvd Ste 200A	**52-8-A-265.00CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) Baton Rouge, LA 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CRAIG C. MOORE AND PENNY D. MOORE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OSNELT OSTINE AND MARIE CLAUDETTE OSTINE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 118 on the Plan of Heron Walk, Phase Two, Section Four, First Revision, Lots 118-120 and 127, 128, Revised in Plat Book 9700, Page 744, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Craig C. Moore and wife, Penny D. Moore, by Warranty Deed from Allen Earps Builders, LLC, recorded December 3, 1998 in Book 11234, Page 32, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 687, revised in Plat Book 9700, Page 744, and PUD Boundary Plat of record in Plat Book 9700, Page 483;
- Covenants, Conditions and Restrictions recorded in Book 10095, Page 464;
- By-Laws of record in Book 10170, Page 124;
- HOA Charter of record in Book 10170, Page 124;
- Rules and Regulations of record in Instrument No. 20150423-0036546, as amended in Instrument No. 20150423-0036552;
- Easement for Utilities of record in Book 3641, Page 253, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **805 Seashell Cove, Madison, Tennessee 37115**.

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 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 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/our hand(s) this the 3rd DAY OF AUGUST, 2016.

Craig C. Moore by John Gleaves, Attorney-In-Fact

Penny D. Moore by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CRAIG C. MOORE AND PENNY D. MOORE, and who acknowledged he/she/they executed the same as the free act and deed of the said CRAIG C. MOORE AND PENNY D. MOORE.

Witness my hand and official seal, this the 3rd of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

