BILL GARRETT, Davidson County
Trans:T20160084733 DEEDWARR
Recvd: 09/27/16 10:03 2 pgs
Fees:13.00 Taxes:1480.00
20160927-0101676

MELINDA SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $400,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2016. Notary Public My commission expires: 3/10/18

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Christina and Horace Fuller	New Owner	098-13-0C-202.00-CO
3801 Leona Pass	Same as new owner	
Hermitage, TN 37076		

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, WE,

William Paul Moore and wife, Laura SuzAnne Moore

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

Christina Fuller and Horace Mitchell Fuller II, wife and husband

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

BEING Lot No. 191 on the Plan of Final Plat, Phase 5, Section 2, The Meadows of Seven Points of record in Plat at Instrument No. 20061207-0151442, 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 William Paul Moore and wife, Laura Suzanne Moore by Warranty deed from Frank Batson Homes, Inc. of record in Instrument No. 20130430-0042778 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on April 30, 2013.

This is improved property known as 3801 Leona Pass, Hermitage, TN 37076.

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.

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 15th day of September, 2016.

William Paul Moore

Laura SuzAnne Moore by William Paul Moore Attorney-in-fact

Laura SuzAnne Moore by William Paul Moore
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, the within named, William Paul Moore, 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 15th day of September, 2016.

Notary Public

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8.4.20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **William Paul Moore** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Laura SuzAnne Moore** and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.
Witness my hand and official seal this 15 day of August, 2016.

Notary Public

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 8.4.20

SolomonParks File No. 316305

SP 11/2015