WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160096818 DEEDWARR
Recvd: 11/02/16 09:53 2 pgs
Fees:13.00 Taxes:897.25
20161102-0115707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of November, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01/17/2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kristin Beringson	Kristin Beringson	106 15 0 021.00
(NAME)	(NAME)	
906 Havenhill Dr.	906 Havenhill Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Two Thousand Five Hundred And No/100 Dollars ($242,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Maurice Moffitt, a widower**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kristin Beringson, a single person**, 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 the 6th Civil District of Davidson County, Tennessee, being lot No. 50 on the plan of Hill-M-Dale Acres, as of record in book 2900, page 33, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Bunkerhill Drive at the common corner of lots Nos. 49 and 50 on said Plan; thence with the line between said two lots, easterly 143.8 feet to the common corner of lots Nos. 49, 50 and 51 on said Plan, thence with the line between said lots Nos. 50 and 51, southerly 136.7 feet to the northerly margin of Havenhill Drive; thence with the same along a slight curve to the right, westerly 187.2 feet to a concrete monument at the beginning of a curve; thence around a curve to the right having a 25 foot radius, northwesterly 39.7 feet to the easterly margin of Bunkerhill Drive; thence with the same along a slight curve to the left, northerly 110 feet to the beginning.

Being the same property conveyed to Morris Moffitt and wife, Nelson Parker Moffitt by Warranty Deed from Houston T. Ezell and wife, Mabel W. Ezell dated May 18, 1960 and recorded June 02, 1960 in Book 3073, Page 505, in said Register's Office for Davidson County, Tennessee. Grantee's name erroneously referenced as Morris Moffitt, the correct grantee's name is Maurice Moffitt. Nelson Parker Moffitt having died on November 25, 2014 leaving Maurice Moffitt as the surviving tenant by entirety.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 906 Havenhill Dr., Nashville, TN 37217

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, has 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 27 day of October, 2016

Maurice Moffitt by Lisi Michelle Moffitt, his attorney in fact

Maurice Moffitt by Lisa Michelle Moffitt, his Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Lisa Michelle Moffitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Maurice Moffitt as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Maurice Moffitt for the purposes therein contained.

Witness my hand and official seal, this the 27th ~~14th~~ of October, 2016.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-166001SSO