WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100119 DEEDWARR
Recvd: 11/14/16 11:17 2 pgs
Fees:13.00 Taxes:489.08
20161114-0119626

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,183.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4 day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires March 20, 2018
(AFFIX SEAL)

JAKE CRUM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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).
Amad K. Karwandyar	NEW OWNER	149 11 0A 082.00
(NAME)	(NAME)	
1416 Rice Hill Cir.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Two Thousand One Hundred Eighty-Three And No/100 Dollars ($132,183.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gerald W. Moore and Angela Moore, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Amad K. Karwandyar, married**, 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:

Being Lot No. 82, on the Plan of Phase 3, Rice Hill, of record in Plat Book 6900, Page 292, Register's Office for Davidson County, TN, to which plat reference is hereby made for complete description.

Being the same property conveyed to Gerald W. Moore by Warranty Deed from Michael L. Pyburn and wife, Yvonne A. Pyburn dated July 17, 2003 and recorded July 21, 2003 in Instrument No. 20030721-0101890 in said Register's Office for Davidson County, Tennessee.

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 1416 Rice Hill Cir., Antioch, TN 37013

File Number: MTJ-167245SSO

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 4th day of November 2016

Gerald W. Moore

G.W.M Angela Cassandra Moore

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gerald W. Moore and Cassandra Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

+ Angela Moore

Witness my hand and official seal, this the 4th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
March 20, 2018

File Number: MTJ-167245SSO