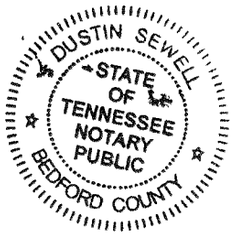
Davidson County DEEDWARR
Recvd: 12/06/16 13:51 3 pgs
Fees:18.00 Taxes:488.40
20161206-0127986



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $132,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2016.

Notary Public

My commission expires: 1-15-19

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marisa Fraley **Andrew Leek**	**FIRST COMMUNITY MORTGAGE, INC.**	**08610009700**
3344 Lakeside Place	**262 ROBERT ROSE DRIVE**	
Hermitage, TN 37076	**MURFREESBORO TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Ave Hart, a MARRIED WOMAN AKA Ave Hart Moran, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marisa Fraley, a single person and Andrew Leek, a single person, as joint tenants with right of survivorship

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 Davidson County, Tennessee, being Lot No. 12B on the Plan of Lakeside Woods Estates, Section II, Zone Lot Division of Lots 12, 57, 63 and 82, as of record in Book 6900, page 244, amending Book 6200, page 461, Register's Office for said County to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ave Hart, an unmarried individual, from Theodore Joseph Suhm and Jessica Suhm, husband and wife, by Warranty Deed dated June 7, 2006 of record in Instrument No. 20060608-0068122, corrected by Scrivener's Affidavit of record in Instrument No. 20070102-0000196, Register's Office for Davidson County, Tennessee.

EDWARD SCOTT MORAN enters into the execution of this instrument to convey any and all marital interest in the said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 3344 Lakeside Place, Hermitage, TN 37076.

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, have a good right to convey it and the same in 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 my/our hand(s) this 2nd day of December, 2016.

Ave Hart Moran

Ave Hart Moran

Edward Scott Moran

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

Personally appeared before me, a Notary Public of said County and State, Ave Hart Moran and Scott Edward Moran, the within named Grantor(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.

Witness my hand, at office, this 2nd day of December, 2016.

Notary Public

My Commission Expires: 1-15-19

DUSTIN SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

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)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY