WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031893 DEEDWARR
Recvd: 04/17/17 13:57 2 pgs
Fees:13.00 Taxes:806.60
20170417-0037016

B-RF-17-2837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Robert Shane Ryan	new owner	
(NAME)	(NAME)	**062-02-0B-052.00-CO**
2837 Paddle Wheel Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **CHAD THOMAS MOORE AND WIFE, TARA TOMLIN MOORE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT SHANE RYAN, MARRIED,** 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. 130 on the Plan of Abbington Park, Phase One-Section Two of record in Plat at Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, 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 Chad T. Moore and wife, Tara T. Moore by Warranty deed from Angela G. Flatt, now known as Angela G. Flatt Fitzpatrick, married of record in Instrument No. 20080519-0051310 Register's Office for Davidson County, Tennessee, dated May 16, 2008 and recorded on May 19, 2008.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20030213-0020075, Supplementary Declarations of record in Instrument No. 20040401-0036606, and in Instrument No. 20041202-0143850, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030303-0027406, in the Register's Office for Davidson County, Tennessee.
- Charter of Abbington Park Homeowners Association , Inc. of record in Instrument No. 20030303-0027405, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20010402-0031520 and Instrument No. 20000720-0071648 in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Abbington Park Homeowners Association, Inc. of record in Instrument Number 20040415-0042646, in the Register's Office for Davidson County, Tennessee.
- Easement for flowage of record in Book 2242, Page 513, in the Register's Office for Davidson County, Tennessee.
- Easement for 20-foot-right-of-way of record in Book 1198, Page 525, in the Register's Office for Davidson County, Tennessee.
- Easement for Transmission Line of record in Book 1163, Page 341, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030109-0004246 and in Instrument No. 20030508-0061633, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20080519-0051310 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2837 Paddle Wheel Drive , Nashville, Tennessee 37214**.

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 7th DAY OF APRIL, 2017.

Chad Thomas Moore

Tara Tomlin Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD THOMAS MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2017.

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



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TARA TOMLIN MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of April, 2017.

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



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