Davidson County DEEDWARR
Recvd: 04/27/17 09:23 3 pgs
Fees:18.00 Taxes:788.29
20170427-0041281

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1124TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 213,050.00.

Patricia D Tarquino Moorehead
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of April, 2017.

Rita B Mitchell
Notary Public

Commission Expiration: 3-31-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Patricia D. Tarquino Moorehead 3369 Milbridge Drive Antioch, TN 37013	SAME AS NEW OWNER	137130A05900CO

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Justin Marshall Styll and Rebecca Styll, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia D. Tarquino Moorehead, 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:

Property known as 3369 Milbridge Drive Antioch, TN 37013, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot(s) 59, as shown on the map entitled Peninulsa Point, Section One, of record in Plat Book 9700, Page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Justin Marshall Styll and Rebecca Styll, husband and wife, by deed from Justin Styll dated 1/24/2014, filed and recorded 2/14/2014, of record in Instrument No 201402140013197, said Register's Office.

Tax Map and Parcel ID is as follows 137130A05900CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3369 Milbridge Drive, Antioch, TN 37013

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 is unemcumbered, 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 hand this 26th day of April, 2017.

Justin Marshall Styll

Rebecca Styll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of April, 2017, before me personally appeared **Justin Marshall Styll and Rebecca Styll, husband and wife,**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of April, 2017.

Notary Public
Commission Expiration: 3-31-2020

RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

LTE File No.: 17-1124TN

True Copy Certification

I, **Carrie Porter**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

