WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 5/5/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Claude D. Fraser and wife, Margaret V. Fraser	Claude D. Fraser and Margaret V. Fraser	**087010B03500**
(NAME)	(NAME)	
4636 Lebanon Pk., #235	4636 Lebanon Pk., #235	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171133

For and 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, I/we, Marvin D. Moore and JoAnn F. Moore, husband and wife , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Claude D. Fraser and wife, Margaret V. Fraser, 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. 35, on the Plan of the Revised Plat for Monticello, as shown on plat of record in Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marvin D. Moore and JoAnn F. Moore, husband and wife by deed from DB Construction, Inc., dated August 1, 2014, of record in Instrument No. 20140806-0070885, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20060417-0043313, Register's Office for said County; (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Monticello and the By-Laws appended thereto, of record in Instrument No. 20060912-0112994, as amended in Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617, said Register's Office; (c) Storm Water Detention Agreement of record in Instrument No. 20040702-0078871, said Register's Office; and (d) Easement of record in Instrument No. 20140421-0032844, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 2120 Christina Court, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20170041568 DEEDWARR
Recvd: 05/16/17 11:25 2 pgs
Fees:13.00 Taxes:1017.50
20170516-0048462

Witness my hand this 12th day of May, 2017

Marvin D. Moore

JoAnn F. Moore

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Marvin D. Moore and JoAnn F. Moore, husband and wife, the within named 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.

Witness my hand, at office, this 12th of May, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

