WARRANTY DEED

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Cheatham
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS ~~$309,900.00~~ 1

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1.10.21

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8956 MOORE CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Wayne Moore and Emily Moore, and Meloni Oilar	Same	126160A26000CO
7020 BRIDGEPORT DRIVE		
Nashville, TN 37221		

Davidson County DEEDWARR
Recvd: 06/13/17 15:15 3 pgs
Fees:18.00 Taxes:1146.63
20170613-0059377

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,

LINDSEY S. WILSON, AN UNMARRIED WOMAN

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

WAYNE MOORE, AND WIFE, EMILY MOORE AND MELONI OILAR, AN UNMARRIED WOMAN

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. 358 on the Plan of Final Plat Riverwalk, Phase 2A, Section 1, of record in Instrument No. 20031014-0151989, 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 Lindsey S. Wilson, unmarried by Warranty Deed from David W. Dayton and wife, Kelly H. Dayton, recorded on the 18th day of December, 2012 in Instrument No. 20121218-0116286, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. All matters shown on the plat of record in Instrument No. 20031014-0151989.

d. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 and 20061214-0154502, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Homeowner's Association of record in Instrument No. 20020425-0051371.

f. Landscape Agreement of record in Instrument No. 20010919-0101280.

g. Title to that portion of the premises embraced within the bounds of roads or highways.

h. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

i. Property taxes for the current year.

This is improved property known as 7020 BRIDGEPORT DRIVE, Nashville, TN 37221

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 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 hand on the 26th day of May, 2017.

Lindsey S. Wilson

Lindsey S. Wilson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LINDSEY S. WILSON, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2017.

Notary Public

My Commission Expires: 3/15/20

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

File #: 17-8956 MOORE CP LG

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 13th day of June, 2017

Notary's Signature

My Commission Expires: 1-10-21

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY