Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170054901 DEEDWARR
Recvd: 06/27/17 11:06 2 pgs
Fees: 13.00 Taxes: 621.60

20170627-0064549

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Wendell Moon	Security National Mortgage Co.	Parcel ID:
3420 Old Anderson Road, Unit 6	5300 South 360 West, Ste. 150	036150C00600
Antioch, TN 37013	Murray, UT 84123	

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

Vicky Conway, f/k/a Vicky Gervais and husband, Arthur Conway

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Wendell Moon and Mary Rufener

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 all of Unit No. 6, on the plan of Camden Court Townhomes, of record in Instrument 200102050010878, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Vicky Gervais, an unmarried individual, by deed from Tennessee Housing Development Agency, of record in Instrument 20110331-0024674, said Register's Office, dated March 29, 2011. The said Vicky Gervais is now known as Vicky Conway.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Instrument 20010201-0009990 amended in Instrument 20010314-0024382 and 20010605-0058442, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 200102050010878, said Register's Office.

Power of Attorney of record in Instrument 20170627-0064548, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3420 Old Anderson Road, Unit 6, 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 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 our hands this 22nd day of June, 2017.

Vicky Conway

Arthur Conway by Vicky Conway, Attorney in Fact

Arthur Conway by Vicky Conway, Attorney
in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vicky Conway, 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 and official seal at Nashville, Tennessee, this 22nd day of June, 2017.

My Commission Expires: 5/5/20

Notary Public

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

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Vicky Conway, 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 on behalf of Arthur Conway as his/her/their Attorney in Fact as the free act and deed of the within named Arthur Conway.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of June, 2017.

My Commission Expires: 5/5/20

Notary Public

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