WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170059118 DEEDWARR
Recvd: 07/11/17 10:00 2 pgs
Fees: 13.00 Taxes: 972.73

20170711-0069549

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/20/20

(AFFIX SEAL)

SARAH ALSUP STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin Moon	First Community Mortgage, Inc	075-12-0B-028.00-CO
(NAME)	(NAME)	
1005 Brookside Woods Boulevard	262 Robert Rose Dr, Suite 101	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, we, **Brian G. White and wife, Karyn Williams White**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dustin Moon, married and Paul Moon, married as joint tenant with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot 99 on the Plan of Phase One & a portion of Phase Two Section 1 Brookside Woods, a Planned Unit Developer, of record in Plat Book 9700, Page 397 and in Book 11346, Page 459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian G. White and wife, Karyn Williams White by Quitclaim Deed from Brian G. White, married, dated 04/08/2010, recorded 04/28/2010, of record in Instrument No. 20100428-0032379, in the Register's Office for Davidson County, Tennessee. Said property be the same previously conveyed to Brian G. White by Quitclaim Deed from Karen R. White, dated 03/30/2008, recorded 04/15/2008, of record in Instrument No. 20080415-0038227, in the Register's Office for Davidson County, Tennessee. Said property being the same property previously conveyed to Brian G. White and Karen R. White by Special Warranty Deed from Federal Home Loan Mortgage Corp, dated 12/19/2003, recorded 12/23/2003, of record in Instrument No. 20031223-0182726, in the Register's Office for Davidson County, Tennessee. See also Scriveners Affidavit recorded on 06/08/2009 of record in Instrument No. 20090608-0052561, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 9700, Page 397 and Book 11346, Page 459; Covenants, conditions, easements and restrictions of record in Book 10444, Page 213, Amendment to Declaration of record in Book 11103, Page 156 and First Amendment to Declaration of record in Book 11453, Page 900; Easement of record in Book 5609, Page 627, Book 8843, Page 142; Easement contained in Deed of Conveyance of record in Book 11497, Page 577; Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument No. 20140114-0003778 and Affidavit of record in Instrument No. 20140416-0031703; Boundary Plat of record in Book 9700, Page 362; Quitclaim Deed of record in Book 11450, Page 112; Charter contained in Articles of Incorporation of Brookside Woods Homeowners Association of record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee and Easement for the flow of Stoners Creek, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1005 Brookside Woods Boulevard, Hermitage, TN 37076
(House Number) (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 GRANTEE(S), their heirs and/or 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/or 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

Witness our hands this 3rd day of July, 2017.

Brian G. White

Karyn Williams White by Brian G. White,
Attorney in Fact

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian G. White the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of July, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 3rd day of July, 2017, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Brian G. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Karyn Williams White, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20170711-0069549, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 3rd day of July, 2017.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122