BILL GARRETT, Davidson County
Trans:T20170071028 DEEDWARR
Recvd: 08/16/17 10:33 2 pgs
Fees:13.00 Taxes:1424.50
20170816-0084025

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017070010

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $385,000.00

Sworn to and subscribed before me this 15th day of August, 2017.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Rudy J. Moore and Camille W. Moore 149 Creek Stone Blvd. Franklin, TN 37064	New Owner	161-14-0-015.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shaun O. Stallings, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rudy J. Moore and Camille W. Moore, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Division of the Lands of Major J. B. Fitzhugh, deceased, of record in minute book "J" , page 353, County Court for said county, and a small tract lying adjacent to and southerly from said part of Lot No. 6, described according to a survey made by Steve Draper, August 13, 1962, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard said point lying westerly 1,483.45 feet along the southerly margin of said boulevard from the northwest comer of the property conveyed to Elmo Phillips and wife, by deed from Davidson County, Tennessee, as of record in book 3283, page 463, Register's Office for said county; thence with the southerly margin of the said boulevard, south 81 degrees east 171 feet; thence south nine degrees west 214.9 feet; thence north 74 degrees 22 feet west 172.4 feet; thence north nine degrees east 195 feet to the point of beginning, containing 0.80 acres, more or less.

Included in the above description, but excluded from this conveyance is the following property conveyed to the State of Tennessee of record in book 7859, page 351, more particularly described as follows: beginning at the point of intersection of the existing south margin of State Route 254 and the west boundary of the Robert J. Forshee and wife property; thence with said west boundary south 12 degrees 25 minutes 00 second west 15.52 feet to a point; thence with the proposed south margin of said road (1) north 77 degrees 23 minutes 24 seconds west 49.12 feet (2) north 77 degrees 16 minutes 59 seconds west 124.44 feet to a point; thence with the east boundary of the Barbara Thompson

property north 12 degrees 25 minutes 00 seconds east 14.70 feet to a point; thence with said existing margin easterly 174 feet more or less to the point of beginning and containing 2628 square feet.

Being the same property conveyed to Shaun O. Stallings and Jamie D. Stallings, Husband and Wife by Warranty deed from Margaret E. Kirby of record in Instrument No. 20080227-0019096 Register's Office for Davidson County, Tennessee, dated February 19, 2008 and recorded on February 27, 2008.

Being the same property conveyed to Shaun O. Stallings by Quitclaim deed from Jamie D. Stallings of record in Instrument No. 20160722-0075768 Register's Office for Davidson County, Tennessee, dated March 25, 2016 and recorded on July 22, 2016.

This is improved property known as **15439 Old Hickory Blvd., Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 15th day of August, 2017.

Shaun O. Stallings

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Shaun O. Stallings, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019