# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170072440 DEEDWARR
Recvd: 08/21/17 15:45 2 pgs
Fees:13.00 Taxes:603.10

20170821-0085781

A. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAY 8, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Phillip Hardy** | Republic Bank | |
| (NAME) | (NAME) | **053-09-0B-046.00-CO** |
| **1712 Cumberland Station Boulevard** | P.O. Box 450119 | |
| (ADDRESS) | (ADDRESS) | |
| **Madison, TN 37115** | Louisville, Ky 40245 | |
| (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 consideration, the receipt of which is hereby acknowledged, **SAMUEL L. MOORE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PHILLIP HARDY,** unmarried, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 23 on the Plan of Section Two, Cumberland Station at Wilson Camp, RS15 Cluster Lot Subdivision of record in Plat at Instrument No. 20020703-0105967, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel L. Moore by Warranty deed from Randall Phillips Homes, LLC of record in Instrument No. 20030801-0109387 Register's Office for Davidson County, Tennessee, dated June 23, 2003 and recorded on August 01, 2003 and corrected by Scrivener's Affidavit of record in Instrument No. 20110603-0042538. (Value of consideration shown in aforementioned deed $133,900.00.) Being also known as 1712 Cumberland Station Boulevard Madison, Tennessee 37115.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record as Instrument Number 20020903-0105967, Register's Office of Davidson County, Tennessee.
- Restrictions of record in Book 10585, Page 496, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011015-0112096, supplemented in Instrument No. 20020722-0087864, re-recorded in Instrument No. 20020919-0114056, amended in Instrument No. 20020919-0114055 and Instrument No. 20031030-0159798, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20011017-0113082, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common space and open areas in Quitclaim Deed of record in Instrument Number 20030214-0020550, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020722-0087470, in the Register's Office for Davidson County, Tennessee.
- Assignment of Development Rights of record in Instrument Number 20061024-0131768, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1712 Cumberland Station Boulevard, Madison, Tennessee 37115**.

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 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 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/our hand(s) this the 17th DAY OF AUGUST, 2017.

Samuel L. Moore

Samuel L. Moore

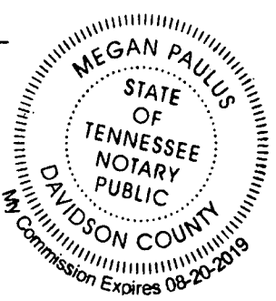
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SAMUEL L. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2017.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212