WARRANTY DEED

Bill Garrett Davidson County
Batch# 787 **DEEDWARR**
09/14/2017 10:47:56 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20170914-0093942

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant 8/30/17

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Tracy M. Rowell and Ashley J. Rowell	Pinnacle Bank	Robertson County 132N - A - 59.01 Davidson County 2 - 15 - 1
(NAME)	(NAME)	
2087 Highland Avenue	P O Box 331678	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172119

For and 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, I/we, Jesse D. Moles and wife, Christine A. Moles, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Tracy M. Rowell and husband, Ashley J. Rowell, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Robertson County and Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Robertson County and Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 3, on the plan of the Replat of Lot 2, David Mitchell Lots Highland Avenue, which is of record in Plat Book 20, page 117, Register's Office for Robertson County, Tennessee, same being of record in Instrument No. 20070530-0063914, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to Jesse D. Moles and wife, Christine A. Moles, by Warranty Deed from Searcy Builders, LLC, dated May 22, 2008 and filed of record in Record Book 1267, Page 265, Register's Office for Robertson County, Tennessee, same being of record in Instrument No. 20080602-0055684, Register's Office for Davidson County, Tennessee.

Subject to Utility Easements of record in Record Book 518, Page 891 and Record Book 938, Page 166, Register's Office for Robertson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2087 Highland Avenue, Goodlettsville, TN 37072
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Connie Stroud, Register
Robertson County Tennessee

Rec #:	269321	Instrument #:	321453
Rec'd:	10.00	Recorded	
State:	784.40	9/13/2017 at	12:41 PM
Clerk:	1.00	in Record Book	
Other:	2.00		1763
Total:	797.40	Pgs	601 602

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of August, 2017

Jesse D. Moles

Christine A. Moles

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jesse D. Moles and Christine A. Moles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of August, 2017.

Notary Public
My Commission Expires:

