Bill Garrett Davidson County
Batch# 2176 DEEDWARR
09/19/2017 10:25:30 AM 2 pgs
Fees: $13.00 Taxes: $1,463.35
20170919-0095731

This Instrument Prepared By: Please return to
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Vickie M. Evans
5601 Cloverland Drive, Unit #124
Brentwood, Tennessee 37027

MORTGAGEE:

_____
_____
_____

SEND TAX BILL TO:
Mortgagee
Franklin American Mtg Co
6100 Tower Circle, Suite 600
Franklin, TN 37067
MAP and PARCEL:

160-15-C-22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hardy R. Moyers and wife, Sandra W. Moyers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Vickie M. Evans, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Unit No. 124, Cloverland Hall, a Horizontal Property Regime, located at the corner of old Hickory Boulevard, Cloverland Drive and Valley View Road, Brentwood, Davidson County, Tennessee, as shown on the plat of Cloverland Hall, recorded in Instrument No. 20021101-0134432, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Cloverland Hall, Condominum Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20021105-0135643, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Hardy R. Moyers and wife, Sandra W. Moyers, by Warranty Deed dated February 24, 2004, from Haury and Smith Contractors, Inc, appearing of record in Instrument No. 20040225-0021284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **5601 Cloverland Drive, Unit #124, Brentwood, Tennessee 37027.**

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, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the **15th** day of **September, 2017.**

Hardy R Moyers

Hardy R. Moyers

Sandra W. Moyers

Sandra W. Moyers

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Hardy R. Moyers and Sandra W. Moyers**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of September, 2017.

R. Francene Kavin

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 10/31/2020

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual value or consideration, whichever is greater, for this transfer is $395,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: _____

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019