Bill Garrett Davidson County
Batch# 2398 DEEDWARR
09/19/2017 03:23:27 PM 2 pgs
Fees: $13.00 Taxes: $1,239.12
20170919-0096064

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1306

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **W. Bracey Halbrook and wife, Allison B. Halbrook**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tamara K. Moyo, married**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee being Lot No. 10 on the Final Plat of Section Three, Deer Valley, "Cluster Lot Subdivision" of record in Instrument No. 20060614-0070867, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to W. Bracey Halbrook and wife, Allison B. Halbrook, dated April 2, 2008, of record in Instrument No. 20080403-0033767, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2132 Skyglen Trace, Cane Ridge, TN 37013.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 18th day of September, 2017.

W. Bracey Halbrook

Allison B. Halbrook

State of Tennessee)
County of Davidson)

On this 18th day of September, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named W. Bracey Halbrook and Allison B. Halbrook, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON DAVIDSON COUNTY, TN STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 334,895.00.

Affiant

Sworn and subscribed before me on this the 18th day of September, 2017.

Notary Public

My Commission Expires: 8/7/19

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

NEW OWNER:
Tamara K. Moyo
2132 Skyglen Trace
Cane Ridge, TN 37013

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
173-08-0A-090.00