Send Tax Statements To:
New Owner
7133 Commonwealth Cir
Nashville TN 37221

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
David Tidrick
7133 Commonwealth Circle
Nashville, TN 37221

From Information Furnished By
The Parties

Bill Garrett Davidson County
Batch# 11699 DEEDWARR
10/11/2017 09:44:50 AM 2 pgs
Fees: $13.00 Taxes: $980.50
20171011-0104214

and Parcel 126 15 B 241CO

STATE OF TENNESSE

COUNTY OF DAVIDS(

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **IAN JAMES MOORE AND WIFE, JESSICA LYNN MOORE**, has this day bargained and sold and does hereby transfer and convey unto, **DAVID ALLEN TIDRICK, UNMARRIED AND COLLEEN COLLINS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 155, on the Plan of Section Three, Lexington Point Subdivision, of record in Plat at Instrument Number 20020116-0006331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.
>
> Being the same property conveyed to Ian James Moore and Wife, Jessica Lynn Moore, by deed from Leann O'Toole Smith, Married, formerly known as Leann O'Toole, Unmarried, joined by her spouse Jackson Smith, dated April 10, 2013, appearing of record in Instrument Number 20130415-0037060, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, contained in instrument of record in Instrument Number 20001018-0103445, Instrument Number 20010522-0052909, Instrument Number 20020214-0019754, Instrument Number 20020219-0021061 and in Instrument Number 20150220-0014706; HOA Charter of record in Instrument Number 20001020-0104424; Stormwater Detention Agreement of record in Instrument Number 20020729-0090372; Permanent Drainage Easement of record in Instrument Number 20020729-0090373; and to any and all matters shown on said plat and survey of record in Instrument Number 200201116-0006331; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ALLEN TIDRICK, UNMARRIED AND COLLEEN COLLINS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 6th day of October, 2017.

Ian Moore

Jessica Moore

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, **Ian Moore and Jessica Moore**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 6th day of October, 2017.

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC
My Commission Expires: 6-19-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Jessica Moore
AFFIANT

SWORN to and subscribed before me,
this 6th day of October, 2017.

NOTARY PUBLIC
My Commission Expires: 6-19-2018

SAM L. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY