WARRANTY DEED

Bill Garrett Davidson County
Batch# 17210 DEEDWARR
10/24/2017 09:44:11 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20171024-0108745

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 8.17.21

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Moore	New Owner	Map 131-3-P
(NAME)	(NAME)	
4309 Lone Oak Drive		Parcel 1.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James D Wamble and Alisa S Wamble, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Travis Moore and Kathleen Moore, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 as shown on Exhibit "C" of the Declaration Of Covenants, Conditions and Restrictions for Lone Oak At Overhill, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20170926-0098672, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration.

Being the same property conveyed to James D. Wamble and Alisa S. Wamble, husband and wife, by Quitclaim Deed from DNA Music City Property, LLC, filed for record on October 18, 2017 in Instrument No. 20171024-0108744, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to DNA Music City Properties, LLC by Quitclaim Deed from James D. Wamble and Alisa S. Wamble, filed for record on December 29, 2005 in Instrument No. 20051229-0156106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4309 Lone Oak Drive, Nashville, TN 37215
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 20th day of October, 2017.

James D Wamble

Alisa S Wamble

State of Tennessee
County of Davidson

Personally appeared before me James D Wamble and Alisa S Wamble, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of October, 2017.

Notary Public Robert L. Scruggs

My Commission Expires: 3-6-2018

File No.: 38336

