29

WARRANTY DEED

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017

Kimbra R. Roush
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lindsey Moreland	People's Home Equity Inc.	181-10-0-D-023.00 CO
(NAME)	(NAME)	
493 High Point Terrace	170 N. Seven Oaks Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Evan Lorren Tenuta, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsey Moreland and Jaymes Moreland, wife and husband,** 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:

Being Lot No. 23 on the Final Plat for Jackson Valley Subdivision, Section Two, of record in Instrument Number 20071012-0121332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Evan Lorren Tenuta, an unmarried man, by Warranty Deed from Christopher R. Lloyd, dated December 17, 2015, as of record in Instrument No. 20151228-0129767, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 493 High Point Terrace, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 21459 **DEEDWARR**
11/02/2017 01:40:20 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20171102-0112637

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20071012-0121332; Restrictions of record in Instrument No. 20070322-0035003 and Instrument No. 20110713-0053717; Charter of Jackson Valley Homeowners Association of record in Instrument No. 20051007-0121055; By-Laws of record in Instrument No. 20070322-0035003; Stormwater Detention Agreement of record in Instrument No. 20060512-0055724; all of record in the Register's Office for Davidson County, Tennessee.

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 hand this ~~31st~~ 26 ET day of October, 2017.

Evan Lorren Tenuta

Evan Lorren Tenuta

State of PENNSYLVANIA
County of ALLEGHENY

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Evan Lorren Tenuta, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at PITTSBURGH, PENNSYLVANIA, this 26TH day of October, 2017.

Robert M. Kennedy

Notary Public
My Commission Expires: 11-14-17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Robert M. Kennedy, Notary Public
Robinson Twp., Allegheny County
My Commission Expires Nov. 14, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

File No.: 26487