Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Suite 150
[illegible]

SolmonParks File No. 18-001067-524

Bill Garrett Davidson County
Batch# 81590 DEEDWARR
04/17/2018 09:47:12 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180417-0035965

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 12th day of April, 2018.

Notary Public

My commission expires:

ABBY BEASON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Elijah J. Biehl and Erica D. Biehl	New owner	**180-03-0A-039.00-CO**
116 Stone Briar Court		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Frederick W. Moore and Lauren S. Moore FKA Lauren M. Sheldon

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Elijah James Biehl and Erica Deeanne Biehl, husband and wife

(hereinafter called the "Grantee"), his 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. 146 on the Plan of Section 1C, Stone Creek Park P.U.D of record in Plat Book 9700, Page 266, amended in Book 9700, Page 469, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frederick W. Moore and Lauren S. Moore FKA Lauren M. Sheldon , husband and wife by Quitclaim Deed from Lauren S. Moore FKA Lauren M. Sheldon , unmarried and Frederick W. Moore, unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20170602-0055255 Register's Office for Davidson County, Tennessee.

This is improved property known as **116 Stone Briar Court, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12th day of April, 2018.

Frederick W. Moore

Lauren S. Moore FKA Lauren M. Sheldon

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Frederick W. Moore and Lauren S. Moore FKA Lauren M. Sheldon , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12th day of April, 2018.

Notary Public
My Commission Expires: 1/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 18-001067-524