RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-43558

This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-2065

Bill Garrett Davidson County
Batch# 93417 DEEDWARR
05/17/2018 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,336.62
20180517-0047273

STATE OF TENNESSEE
COUNTY OF Williamson

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF KIMBERLY D. HICKS

The actual consideration or value, whichever is greater, for this transfer is $361,250.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2018

Notary Public
My Commission Expires: 2-21-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
David Offill and Nicholas Matteson 2130 Kirkwall Drive Nolensville, TN 37135	New Owner	187-09-0A-280.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Daniel C. Moore and Stephanie M. Moore, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Matteson and David Offill, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), his/her/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 Lot No. 280 as shown on the plan of Burkitt Village, Phase One, Section Two, of record as Instrument No. 20141002-0090861, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being the same property conveyed to Daniel C. Moore and Stephanie M. Moore, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on the 3rd day of November, 2015 in Instrument No. 20151103-0112158, in the Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2130 Kirkwall Drive, Nolensville, TN 37135.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 16th day of May, 2018.

GRANTOR:

Daniel C. Moore

Stephanie M. Moore

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel C. Moore and Stephanie M. Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of May, 2018.

Notary Public
My Commission expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

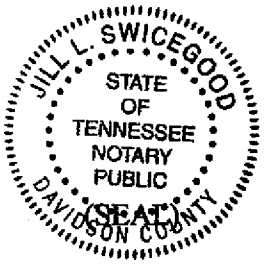
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

900