Bill Garrett Davidson County
Batch# 102892 DEEDWARR
06/11/2018 10:07:55 AM 2 pgs
Fees: $13.00 Taxes: $1,479.63
20180611-0055613

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-1007

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ BROWARD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Elizabeth Moore Keith Moore.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2018

HARRISON D. REEDY
Notary Public - State of Florida
Commission # GG 046524
My Comm. Expires Dec 27, 2020
Bonded through National Notary Assn.

Harrison D Reedy
Notary Public
Commission Expires: DECEMBER 27th, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monica Miller 444 Summitt Oaks Drive Nashville, TN 37221	New Owner	128-16-0B-032.00-CO

WARRANTY DEED

FOR AND IN 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/WE,

Keith Moore and Elizabeth Moore, husband and wife,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monica Miller

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 Lot No. 32 on the Plan of Phase Two, Summit Oaks, a Planned Unit Development of record in Plat at Instrument No. 20040112-0004661, 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 Keith Moore and Elizabeth Moore by Warranty deed from Gi Yang of record in Instrument No. 20160229-0018746 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on February 29, 2016..

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 444 Summit Oaks Drive, Nashville, TN 37221.

EM

Km

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26 day of May, 2018.

Keith Moore

Keith Moore

Elizabeth Moore

Elizabeth Moore

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ BROWARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Keith Moore and Elizabeth Moore

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.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ WILTON MANORS, FLORIDA this 26th day of May, 2018.

Harrison D. Reedy
Notary Public

My Commission Expires: DECEMBER 27th, 2020

(Notary Seal)

HARRISON D. REEDY
Notary Public - State of Florida
Commission # GG 046524
My Comm. Expires Dec 27, 2020
Bonded through National Notary Assn.