Bill Garrett Davidson County
Batch# 104853 DEEDWARR
06/15/2018 08:13:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180615-0057481

WARRANTY DEED

DELANA LOWHORN NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Heino Moeller	Same	163160A15400CO
(NAME)	(NAME)	
2235 Garret Way		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Chandra D. Leslie, a unmarried woman, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eckhardt Exchange Corporation , Trustee as Heino Moeller Sr Co-Trustee and Hildegard Moeller Co-Trustee of The Heino Moeller Sr and Hildegard Moeller Revocable Estate Trust , THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No. 274 on the plan of Provincetown, Phase Two, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on exhibit of the Declaration of Covenants, Conditions and Restrictions for Provincetown, of record in Instrument No. 20031119-0168785; as amended and supplemented in Instrument No. 20050609-0066104; Instrument No. 20060825-0105504; and in Instrument No. 20080812-0082993, Register's Office for Davidson County, Tennessee, including without limitation; those By-Laws appended thereto; together with a undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Provincetown, Phase Two shown as exhibit "A-1" to the First Supplemental Declaration to the Declaration of Protective Covenants, Conditions and Restrictions and Easements for Provincetown, of record in Instrument No. 20050609-0066104, said Register's Office, for a more complete identification and placement of said Unit.

Being the same property conveyed to Chandra D. Leslie, an unmarried woman, by Warranty Deed from Vincent Merz, Jr., an unmarried man, recorded on July 20, 2016, of record in Instrument No. 20160720-0074572, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Vincent Merz, Jr. an unmarried man, by Warranty Deed from Centex Homes, a Nevada general partnership, dated May 18, 2006, recorded May 24, 2006, of record in Instrument No. 20060524-0061015, Register's Office for Davidson County, Tennessee.

This is improved property known as 1804 Rosander Lane, Antioch, TN 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:		
Improved	property, known as	1804 Rosander Lane Antioch TN 37013

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 our hands 06/06/18.

Chandra D. Leslie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Chandra D. Leslie 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 the purposes therein contained.

Witness my hand and official seal on 06/06/18.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Expires SEPT. 19, 2019

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19