Bill Garrett Davidson County
Batch# 111071 DEEDWARR
06/29/2018 03:08:38 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20180629-0063338

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-VRES-18-208

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this 28th day of June, 2018.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

05-1806-67296

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jay Weaver	New Owner	025-16-0-012.00
208 Moss Trail		
Goodlettsville TN 37072		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Steven D. Sorrell and Karissa K. Sorrell, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jay Weaver, unmarried man**, hereinafter called the Grantees, their successors 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. 10, on the Plan of Section Two, Revision One, Goodlettsville Heights Subdivision, of record in Instrument No. 20040122-0008733, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven D. Sorrell and Karissa K. Sorrell, husband and wife by deed from Billy M. Gunn and wife, Linda Gunn, dated August 28, 2015, recorded September 16, 2015, of record in Instrument No. 20150916-0093699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 208 Moss Trail, Goodlettsville, TN 37072.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of June, 2018.

Steven D. Sorrell

Karissa K. Sorrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Steven D. Sorrell and Karissa K. Sorrell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 28th day of June, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

COUNTY OF RUTHERFORD ★ BRANDON W. LIPPMAN ★ STATE OF TENNESSEE NOTARY PUBLIC