Bill Garrett Davidson County
Batch# 124588 DEEDWARR
08/03/2018 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $203.50
20180803-0076549

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court Ste 202
Hendersonville, TN 37075
HV18-0794

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR
VALUE, WHICHEVER IS GREATER,
FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS August 1, 2018.

Notary Public
Commission Expires: 11-20-18

KAYLA R. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ian List ~~621 Wade Circle~~ ~~Goodlettsville, TN 37072~~ 105 Knollwood Ct. Hendersonville, TN 37075	Ian List ~~621 Wade Circle~~ 105 Knollwood Ct. ~~Goodlettsville, TN 37072~~ Hendersonville, TN 37075	026-10-0-019.00

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,

Frances S. Dorris, and Martha S. Smith, and Patricia C. Smith, and Teresa Moon Haverly, and Thomas Harold Moon Jr.

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

Ian List, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being the east part of Lot No. 44 and the west part of Lot No. 43 on the plan of Terra View Subdivision, as of record in Book 1424, Page 4, Register's Office for said county, described as follows:

BEGINNING at a point in the south margin of Wade Circle North, 60 feet east of the common corner of Lots Nos. 45 & 44; thence South 174.5 feet, more or less, to a point in the south line of Lot No. 44, which is 67.5 feet east of the corner of Lots Nos. 44 & 45; thence east along the south line of Lots Nos. 43 & 44 to a point which is 80 feet west of the west margin of Wade Circle East; thence North 170 feet, more or less, to a point in the south margin of Wade Circle North, which is 20 feet east of the common corner of Lots Nos. 43 & 44; thence west along the south margin of Wade Circle North, 60 feet to the beginning.

BEING the same property conveyed to Stephen M. Smith and Thomas H. Moon, by Warranty Deed from Donnell D. Leath and wife, Joyce J. Leath, dated 1/16/1970 and recorded 1/27/1970 in Book 4393, Page 899, in the Register's Office of Davidson County, Tennessee.

The said Stephen M. Smith having since died in approximately 1989, vesting his interest in subject property in his wife, Ione Smith. Ione Smith having since died April 22, 2010, her estate having been probated in Robertson County, Tennessee, in which she devised her interest in subject property to her daughters, Frances S. Dorris, Martha S. Smith (possibly AKA Susan Smith – please confirm) and Patricia C. Smith.

The said Thomas H. Moon, also known as Thomas Harold Moon, Sr. having since died, intestate, October 2, 2001, thereby vesting his interest in subject property in his heirs at law, Ann Rawls Moon, Teresa Moon Haverly and Thomas Harold Moon, Jr. pursuant to Affidavit of Heirship recorded 6/28/11 in Instrument No. 20110628-0049167, in the Register's Office of Davidson County, Tennessee.

The said Ann Rawls Moon having since died November 16, 2010, her estate having been probated under Docket No. 11P-32, in the Probate Court for Davidson County, Tennessee, in which Teresa Moon Haverly and Thomas Harold Moon, Jr. were appointed Co-Executors. The

said Teresa Moon Haverly and Thomas Harold Moon, Jr., Co-Executors of the Estate of Ann Rawls Moon having further conveyed to themselves each one-half interest of Ann Rawls Moon's one-sixth interest in subject property by Quitclaim Deed dated 8/1/11 and recorded 8/3/11 in Instrument No. 20110803-0059494, in the Register's Office of Davidson County, Tennessee.

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: 621 Wade Circle, 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 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 August 1, 2018.

Frances S Dorris
Frances S. Dorris

Martha S Smith
Martha S. Smith

Patricia C Smith
Patricia C. Smith

Teresa Moon Haverly
Teresa Moon Haverly

Thomas Harold Moon Jr
Thomas Harold Moon, Jr.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Frances S. Dorris, Martha S. Smith, Patricia C. Smith, Teresa Moon Haverly, and Thomas Harold Moon, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this August 1, 2018.

Brenda Huntsman
Notary Public
My Commission Expires: 11/20/18

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

(Notary Seal)

True Copy Certification

I, Brenda Huntsman, 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.

Brenda Huntsman

Signature

State of Tennessee

County of Macon

Personally appeared before me, Kayla Anderson, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kayla R. Anderson

Notary's signature

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

My Commission Expires: 11-20-18