THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717200

Bill Garrett Davidson County
Batch# 124719 **DEEDWARR**
08/06/2018 09:39:06 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20180806-0076796

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Regina K. Moore 5536 Maplesong Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 172-03-0A-034.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Swenson, n/k/a Elizabeth DeWeese, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Regina K. Moore, married,** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 34, PHASE 1, SECTION 1, THE WOODLANDS, as shown on plat of record in Plat Book 6900, Page 498 & 499, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Elizabeth Swenson by Warranty Deed from Erik Stell and wife, Julie Stell, recorded on the 26th day of June, 2015 in Instrument No. 20150626-0061549, in the Register's Office of Davidson County, Tennessee. Derek DeWeese joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Elizabeth Swenson, n/k/a Elizabeth DeWeese.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION 1, THE WOODLANDS, as recorded in Plat Book 6900, Page(s) 498 & 499 and Boundary Plat recorded in Plat Book 6900, Page 497.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7334, Page 109; Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224 and Book 8643, Page 675.

Charter of Woodlands Homeowners Association recorded in Book 8454, Page 246.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7091, Page 428 and Book 6710, Page 495.

Conveyance of common area recorded in Book 8472, Page 310.

This is improved property located at 5536 Maplesong Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of August, 2018.

Elizabeth Swenson, n/k/a Elizabeth DeWeese

Elizabeth Swenson, n/k/a Elizabeth DeWeese — Derek DeWeese

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Swenson, n/k/a Elizabeth DeWeese and Derek DeWeese, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON