This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Y Johnson Davidson County
Batch# 137157 DEEDWARR
09/05/2018 11:06:46 AM 2 pgs
Fees: $13.00 Taxes: $1,320.90
20180905-0087697

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 357,000.00

Sarah E Moore
Affiant Signature

Subscribed and sworn to before me on this the 31st day of August, 2018.

Notary Public

My Commission expires 6/19/21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:

SEND TAX BILLS TO:
New Owner

MAP AND PARCEL NUMBER: Tax ID #: 006120A1160000

WARRANTY DEED

18NT00461

Effective the 31st day of August, 2018 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

SARAH E. MOORE, UNMARRIED

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

LANGSTON H. MOORE AND WIFE, LATONYA Y. JOHNSON-MOORE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land located in the 2nd Civil District of Davidson County, Tennessee, within the 12th Councilmanic District and being known and designated as all of Lot No. 116, Resubdivision of Open Space "B", Section One and Lots 29, 30, 103 & 116, Section Two, Tulip Grove Pointe, as shown on the plat of the same of record in instrument No. 20121030-0099506, in the Register's Office for Davidson County, Tennesse, to which plat specific reference is hereby made for a more complete description of said property

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Sarah E. Moore, unmarried, by Warranty Deed from Wright Farms, LLC, dated 11/14/2014 and recorded 11/18/2014 in Document 20141118-0106365, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 208 Windmill Trl, Hermitage, TN 37076.

2989

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 this the 31st day of August, 2018.

Sarah E. Moore

Sarah E. Moore

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sarah E. Moore, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of August, 2018.

Tonya Greer

Notary Public

My commission expires: 6.18.21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD