This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 1805535

Karen Y Johnson Davidson County
Batch# 161893 DEEDWARR
11/16/2018 11:59:23 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20181116-0113074

NEW OWNER:
Martin Hart and Janet L. Christmann
16015 Aaronwood DR.
Old Hickory TN 37138

SEND TAX BILL TO:
New Owner

MAP & PARCEL:
63-16-0B-36.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jaclyn Moran, an unmarried woman,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto Martin Hart, a single person and Janet L. Christmann, a single person, called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 127, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown by plat appearing of record in Plat Book 6900, page 550-552, as corrected by Certificate of Correction in Book 7462, page 445 and Amendment to Change Name in Book 8181, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Judy A Goins, a single woman, by Warranty Deed from Marcus A. Clevinger and wife, Brandi Clevinger, dated 11/27/2012 and recorded 11/29/2012, of record in Instrument No. 20121129-0109518, Register's Office for Davidson County, Tennessee. Being further conveyed to Jaclyn Moran, an unmarried woman, by Warranty Deed from Judy A. Goins, a single woman, dated 7/28/2017 and recorded 8/2/2017, of record in Instrument No. 20170802-0078542, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which October affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Jaclyn Moran, an unmarried woman,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Jaclyn Moran, an unmarried woman,** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 1645 Aaronwood Dr., Old Hickory, TN 37138

Executed on this 31st day of October, 2018.

Jaclyn Moran

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, **Jaclyn Moran, an unmarried woman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of October, 2018.

Notary Public

My Commission Expires: 1/8/19

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 31st day of October, 2018.

Notary Public

My Commission Expires: 1/8/19