Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV18-1006

Karen Y Johnson Davidson County
Batch# 172794 **DEEDWARR**
12/12/2018 08:26:01 AM 2 pgs
Fees: $13.00 Taxes: $1,415.25
20181212-0120753

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2018

Notary Public

Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Moore and Callie Moore 113 Lindsley Park Dr. Nashville, TN 37206	NEW OWNER	083-09-0-468.00

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,

William Dranes, and Toni Hooper, as tenants in common

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

Matthew Moore and Callie Moore, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 4 on the Plan of Lindsley Park Addition, as of record in Book No. 547, Page 76, of the Register's Office for Davidson County, Tennessee. Said Lot No. 4 fronts 60 feet on the Southerly side of Woodland Street, and runs back between parallel lines 150 feet to an Alley.

BEING the same property conveyed to William Dranes and Toni Hooper, as tenants in common, by Quitclaim Deed from George Bushulen, dated 8/17/10 and recorded 8/20/10 in Instrument No. 20100820-0065865; and being the same property previously conveyed to George Bushulen by Quitclaim Deed from the Estate of Anna Boushulen, Docket No. #99P-980, Seventh Circuit Court (Probate Division) for Davidson County, Tennessee, George Bushulen, Executor, dated 3/2/04 and recorded 3/3/04 in Instrument No. 20040303-0023895, Register's Office for 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: 1514 Woodland Street, Nashville, TN 37206

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 30th day of November, 2018.

William Dranes

Toni Hooper

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Dranes and Toni Hooper** 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 and official seal at Hendersonville, Tennessee this 30th day of November, 2018.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

