Karen Johnson Davidson County
Batch# 187349 DEEDWARR
01/23/2019 11:23:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20190123-0006606

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 3/24/2020

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC

2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Joseph K. Conard	New owner	163160C123.00CO
(NAME)	(NAME)	
1828 Isabelle Lane	1828 Isabelle Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	

Warranty Deed

For and in Consideration of the sum of $160,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Elizabeth N. Moss, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Joseph K. Conard, an unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 123, together with the appurtenant interest in the common elements of Matlock Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 20070502-0052533; as amended in Instrument No. 20070509-0055599; Instrument No. 20070705-0080103; Instrument No. 20100122-0005543; Instrument No. 20100503-0033517; and Instrument No. 20111228-0101458, Register's Office for said County, said Unit being depicted on the Site Plan attached as Exhibit ".B" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elizabeth N. Moss, an unmarried woman by deed from Kimberly Wilson, a married woman, of record in Instrument No. 20150413-0032200, said Register's Office.

This property is __unimproved _X_improved property known as: 1828 Isabelle Lane, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of November, 2018.

Elizabeth N. Moss

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth N. Moss, the herein bargainor, 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 the 30th day of November, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).