Karen Johnson Davidson County
Batch# 187848 DEEDWARR
01/24/2019 11:39:30 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20190124-0006998

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Steve Gawrys	New Owner	097 02 0A 398.00
(NAME)	(NAME)	
2035 Hickory Brook Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marki Haley Moses, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Steve Gawrys, a married man**, hereinafter called the Grantee, his 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. 398 on the Final Plat of Villages of Riverwood, Section One, Phase 4D, of record in Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Marki Haley Moses, a single woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated November 21, 2014 and recorded November 25, 2014 as Instrument No. 20141125-0108781, in said Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2035 Hickory Brook Drive, Hermitage, TN 37076

File Number: FRN-1900202SSO

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against 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 22nd day of January, 2019.

Marki Haley Moses

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marki Haley Moses, the bargainor, 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, this the 22nd day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

File Number: FRN-1900202SSO