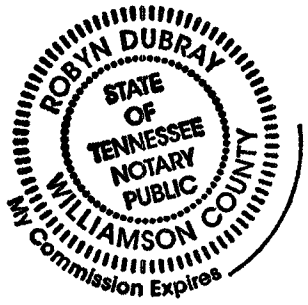
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 day February 2019.

Notary Public

MY COMMISSION EXPIRES: 2/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul E. Moore	Paul E. Moore	131010D06300CO
(NAME)	(NAME)	
306 Country Club Dr.	306 Country Club Dr.	
(ADDRESS)	(ADDRESS)	
McMinnville, TN 37110	McMinnville, TN 37110	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Ashley R. Prater, and Paul R. Prater, wife and husband hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Paul E. Moore, married and Suzanne Prater, married, joint tenants with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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 Unit No. 63, also known as Apartment No.10-A, on the Plan of Georgetown Condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with an undivided 410 percent interest in the common elements of 5025 Hillsboro Homeowners Association, a horizontal property regime established by Master Deed and By-Laws of record in Book 5211, Page 325, as amended in Book 5616, Page 133, Book 6079, Page 516, Book 10225, Page 413 and Instrument Number 20120823-0076049, Register's Office for Davidson County, Tennessee.

Being the Same property conveyed to Ashley R. Siptak, unmarried by Warranty Deed from Jerri Melinda Cameron n/k/a Melinda Cameron Flatt, dated September 22, 2014 and recorded September 26, 2014 of record in Instrument Number 20140926-0088640, Register's Office for Davidson County, Tennessee. Ashley R. Siptak is now known as Ashley R. Prater.

The said Paul L. Prater joins to convey any and all marital interest he may have in said property.

This conveyance is subject to any and all matters shown on the plat of record in Plat Book 5200, Page 4, Covenants, conditions, restrictions and easements, if any, recorded as Book 5211, Page 325, Amended recorded as Book 5616, Page 133, Amended recorded as Book 6079, Page 516, Covenants, conditions, restrictions and easements, if any, recorded as Book 5211, Page 325, Amended recorded as Book 5616, Page 133, Amended recorded as Book 6079, Page 516, Charter of 5025 Hillsboro Homeowner's Association recorded as Book 5233, Page 459, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 195476 DEEDWARR
02/14/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $691.90
20190214-0013924

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 5025 Hillsboro Pike, Unit 10A, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 14 day February 2019.

Ashley S, Prater

Paul L. Prater

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley S, Prater and Paul L. Prater, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of February, 2019.

Notary Public:
My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

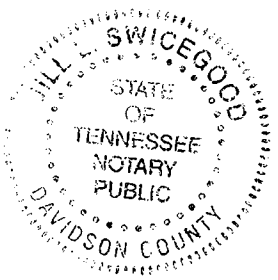
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: July 9, 2022

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