WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
10125 Crosstown Circle
Suite 380
Eden Prairie, MN 55344
811301 PO180024

Karen Johnson Davidson County
Batch# 197373 DEEDWARR
02/21/2019 09:13:34 AM 3 pgs
Fees: $18.00 Taxes: $1,131.83

20190221-0015657

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 305900.00

Melissa Jansen
Affiant

Subscribed and sworn to before me, this the 15th day of February, 2019.

Stephanie Dome
Notary Public

My commission expires: _____
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Eric and Rachael Moon	NAME: new owner
STREET ADDRESS: 305 Dutchfalls Cove Hermitage, TN 37076	STREET ADDRESS:
MAP & PARCEL NO.: 086-12-0A-072-00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Paul Raymond Rowley, Jr., an unmarried man hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Eric Moon and Rachael Moon, Husband and Wife

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit A

This is improved property known as: 305 Dutchfalls Cove, Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her 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, has 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/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 31st day of October, 2018.

X _____
Paul Raymond Rowley, Jr.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-305

State of Tennessee } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Paul Raymond Rowley, Jr., Single (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

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

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

DANIELLE ADKISSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires 10/07/2019

FRS File No.: 811301 Customer File No.: PO180024 Paul Rowley

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Section Three, Tulip Grove Pointe of record in Plat at Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Raymond Rowley. Jr, unmarried by Warranty deed from Wright farms, L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20160420-0038111 Register's Office for Davidson County, Tennessee, dated April 15, 2016 and recorded on April 20, 2016.