File Box 8

WARRANTY DEED

Karen Johnson Davidson County
Batch# 201145 DEEDWARR
03/01/2019 02:32:50 PM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20190301-0018979

Y-CBB-19-1417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Stephen Daunte' Williams and Tiffany Michelle Turner	F&M Bank	
(NAME)	(NAME)	
1417 Stoner Ridge	10 Cadillac Drive, Suite 100	**75-11-A-93.00CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **MARC A. MOORE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN DAUNTE' WILLIAMS AND TIFFANY MICHELLE TURNER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 93 on the Plan of Heritage Meadows, Phase Three, as shown on plat of record in Plat Book 9700, Page 984, Register's Office for said County, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marc A. Moore, unmarried, by Warranty Deed from Esteler Nju, recorded July 16, 2007 in Instrument No. 20070716-0084585, Register's Office for Davidson County, Tennessee.

Marc A. Moore having since married. Subject property was never a marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 984 and Boundary Plat of record in Plat Book 9700, Page 88, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10337, Page 102 and Instrument No. 20000313-0025560, Register's Office for Davidson County, Tennessee.
- Charter of Heritage Meadows Property Owners Association recorded in Book 11114, Page 771, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1417 Stoner Ridge, Hermitage, Tennessee 37076**.

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), their heirs and 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), their 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 my/our hand(s) this the 28th DAY OF FEBRUARY, 2019.

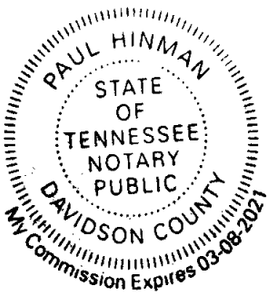
Marc A. Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARC A. MOORE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212