THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118415** Karen Johnson Davidson County Batch# 201751 **DEEDWARR** 03/04/2019 02:36:30 PM 2 pgs Fees: $13.00 Taxes: $851.00 20190304-0019679	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $230,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonathan Philip Moore and Erin Holli Moore 284 Paragon Mills Road Nashville TN 37211	New Owner	Tax Parcel ID No. 134-13-0-260.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dale Clay and Sarah Clay, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonathan Philip Moore and Erin Holli Moore, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Woodland Hills Phase One, of record in Plat Book 6900, pages 666-669, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DALE CLAY and SARAH CLAY, HUSBAND AND WIFE, by deed from COLLEEN N. BOYLE, of record in Instrument No. 20130502-0044157, dated May 1, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 134-13-0-260.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 6900, pages 666-669, said Register's Office.

Right-of-Way Easement of record in Book 3103, page 37, said Register's Office.

Storm Water Detention Agreement of record in Book 7262, page 388, said Register's Office.

This is improved property located at 284 Paragon Mills Road Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2019.

Dale Clay

SARAH CLAY BY DALE CLAY, HER ATTORNEY IN FACT

Sarah Clay, by Dale Clay, her Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dale Clay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sarah Clay and that she is authorized by Sarah Clay to execute this instrument on his behalf.

Witness my hand, at office, this 1st day of March, 2019.

Notary Public

My Commission Expires: 