RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911630

WARRANTY DEED

Karen Johnson Davidson County
Batch# 211857 DEEDWARR
03/29/2019 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20190329-0028833

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Lacqual Meyer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2019.

Sarah Carlin
NOTARY PUBLIC

My commission expires: 8/26/2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Cormier II and Amanda Cormier 1846 Primrose Avenue Nashville, TN 37212	Same address as new owner	117-04-0-345.00

FOR AND IN CONSIDERATION of the sum of Four Hundred Seventy Thousand and 00/100 Dollars ($470,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DON J. MOORADIAN AND WIFE, KATHLEEN WILLIAMS MOORADIAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SHAWN CORMIER II AND AMANDA CORMIER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Block "A", on the plan of Belmont Terrace, Annex No. 4, of record in Plat Book 974, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Don J. Mooradian and wife, Kathleen Williams Mooradian, by Warranty Deed from Catherine E. Toohey Slichenmyer, formerly Catherine E. Toohey, and husband, Ned Slichenmyer, dated 12/11/1992, recorded 12/15/1992, of record in Book 8814, page 135, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1846 Primrose Avenue, Nashville, TN 37212, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of March, 2019.

DON J. MOORADIAN

KATHLEEN WILLIAMS MOORADIAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Don J. Mooradian and wife, Kathleen Williams Mooradian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25th day of March, 2019.

Notary Public

Printed Notary Name

My commission expires:

Margaret R. Mc... Notary Public State of Tennessee Davidson County My Commission Expires September 2021

Certificate of Authenticity

I, MARY SCHNEIDER, 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 PENNSYLVANIA

County of PHILADELPHIA

Personally appeared before me, SARAH M. CARLIN, a notary public for this county and state, MARY SCHNEIDER 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: 8/26/2020.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020