THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $320,000.00

Affiant

Subscribed and sworn to before me, this 23 day of April, 2019.

Notary Public
My Commission Expires: 10/14/19

Karen Johnson Davidson County
Batch# 222183 DEEDWARR
04/26/2019 09:19:12 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20190426-0038431

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Andrew Peters and Valerie Wildes 1117 Stratford Avenue Nashville, TN 37216	New Owner	Tax Parcel ID No. 061-15-0-353.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KAREN TAYLOR, UNMARRIED AND TYLER MOYER AND KAITLIN MOYER, HUSBAND AND WIFE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **ANDREW PETERS AND VALERIE WILDES, HUSBAND AND WIFE,** ("Grantee"), her 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 the westerly one-half of Lot No. 294 on the plan of MAP OF INGLEWOOD PLACE, as shown by plat of record in Plat Book 332, page 101, in the Register's Office for Davidson County, Tennessee.

Said westerly part of Lot No. 294 fronts 50 feet on the northerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line, measuring 50 feet thereon.

Being the same property conveyed to KAREN TAYLOR, UNMARRIED AND TYLER MOYER AND KAITLIN MOYER, HUSBAND AND WIFE, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, by deed from ADAM B. BAIRD, MARRIED, of record in Instrument No. 20150527-0048709, dated May 22, 2015, said Register's Office.

This is improved property commonly known as: **1117 Stratford Avenue, Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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, Grantors have executed this instrument on this 22 day of April, 2019.

Karen Taylor

KAREN TAYLOR

TYLER MOYER

KAITLIN MOYER

STATE OF California)
)
COUNTY OF San Diego)

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

Witness my hand and official seal at office this 22 day of April, 2019

Sarah Elise Kwidzinski
Notary Public
My Commission Expires: March 26, 2022
(see attached)

STATE OF _____)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TYLER MOYER AND KAITLIN MOYER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of April, 2019

_____
Notary Public
My Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 22, 2019 before me, Sarah Elise Kwidzinski, Notary Public
(insert name and title of the officer)

personally appeared Karen Michele Taylor,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SARAH ELISE KWIDZINSKI
COMM. # 2235909
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
March 26, 2022

ASC3 ASC3

Signature _____ (Seal)

Document Name: Warranty Deed
Document Date: April 22, 2019
Pages: 2

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, their 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, Grantors have executed this instrument on this 22 day of APRIL, 2019.

KAREN TAYLOR

TYLER MOYER

KAITLIN MOYER

STATE OF _____)
)
COUNTY OF _____)

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

Witness my hand and official seal at office this _____ day of April, 2019

Notary Public
My Commission Expires: _____

STATE OF Oregon)
)
COUNTY OF Multnomah)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TYLER MOYER AND KAITLIN MOYER**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 22 day of April, 2019

OFFICIAL STAMP
RICHARD ALVIN ARNOLD
NOTARY PUBLIC-OREGON
COMMISSION NO. 968873
MY COMMISSION EXPIRES DECEMBER 20, 2021

Notary Public
My Commission Expires: 12-20-21