Name and Address of New Owner:
Kelsey E. Moan and Craig D. Moan
805 Berwick Trail
Madison, TN 37115
Send Tax Bills To:
new owners

Karen Johnson Davidson County
Batch# 228676 DEEDWARR
05/10/2019 01:55:11 PM 2 pgs
Fees: $13.00 Taxes: $1,343.10
20190510-0044221

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 052-06-0-032.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dale Hemmerly Miller and Susan R. Miller, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kelsey E. Moan and Craig D. Moan, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Pickett Heights, Section II of record in Plat Book 2330, Page 79, 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 Dale Hemmerly Miller and Susan R. Miller by Special Warranty deed from Nationstar Mortgage, L.L.C of record in Instrument No. 20120717-0062928 Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on July 17, 2012.

Being improved party also known as 805 Berwick Trail ~~Nashville~~ Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF PICKETT HEIGHTS, SECTION II, OF RECORD IN PLAT BOOK 2330, PAGE 79, , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-RR-19-505

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of May, 2019.

Dale Hemmerly Miller (SEAL)
Dale Hemmerly Miller

Susan R. Miller (SEAL)
Susan R. Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of May, 2019, before me personally appeared Dale Hemmerly Miller and Susan R Miller, to me known to be the person (or persons) described in (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 7th day of May, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $363,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this
7th day of May, 2019.

Notary Public
My commission expires: 7/6/20
File No. 2019-234