Karen Johnson Davidson County
Batch# 229108 DEEDWARR
05/13/2019 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $3,256.00
20190513-0044586

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 7161 Bishop Road Suite 250 Plano, TX 75024 812238 2018-35682 Jordan Deckard	STATE OF ~~TENNESSEE~~ Georgia COUNTY OF Fulton The actual consideration or value, whichever is greater, for this transfer is $ 890,000.00 Affiant Subscribed and sworn to before me, this the 8th day of May, 2019. Notary Public My commission expires: 10-13-20 (Affix Seal)

AMY E. BLACKMON NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 10-13-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: National Residential Nominee Services, Inc	NAME: National Residential Nominee Services, Inc.
STREET ADDRESS: ~~7500 Dallas Parkway~~ Plano, TX 75024	STREET ADDRESS: ~~7500 Dallas Parkway~~ Plano, TX 75024
MAP & PARCEL NO.: 118-06-0-C-001.00-CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Moore and Sarah Moore, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto National Residential Nominee Services Inc., hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 914A Gale Lane, Nashville, TN 37204

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 11th day of December, 2018.

X Michael J Moore
Michael Moore

X Sarah L Moore
Sarah Moore

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Moore, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 11th day of December, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAJEEN SALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kajeen Salil
Notary Public
My commission expires 3·12·19

State of TN } ss
County of Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Sarah Moore, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 11th day of December, 2018.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

KAJEEN SALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kajeen Salil
Notary Public
My commission expires 3·12·19

EXHIBIT A

Land in Davidson County, Tennessee, being Unit A of Gale Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in Declaration of Covenants, Conditions and Restrictions for Gale Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110224-0015142, easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Gale Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20110224-0015142, and By-Laws appended thereto as Exhibit "C" in said Register's Office, as incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael Moore and Sarah Moore, husband and wife by Warranty Deed from Christopher M. Stutz, an unmarried man of record in Instrument No. 20150129-0008527, Register's Office for Davidson County, Tennessee, dated January 27, 2015 and recorded on DJanuary 29, 2015.

Certificate of Authenticity

I, NATHAN BYERLY, 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.

Settlement Agent:

McMichael & Gray, PC

By:_____
Nathan Byerly

State of Georgia

County of Gwinnett

Personally appeared before me, Paul Jaretsky, a notary public for this county and state, Nathan Byerly who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me
this 12th day of February, 2019.

_____
Notary Public

My Commission Expires:

(NOTARY SEAL)

