Name and Address of New Owner:
Yvonne Riley
209 Dry Creek Pointe Ct.
Goodlettsville, TN 37072

Send Tax Bills To:
Citizens Bank, N.A.
P O Box 2800
Glen Allen, VA 23058-2800

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

Karen Johnson Davidson County
Batch# 229398 DEEDWARR
05/14/2019 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190514-0045020

Map & Parcel No: 033-04-0B-012.00-CO

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, **Ronald W. Moir and Cynthia R. Moir, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Yvonne Riley, a single woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Final Plat of Dry Creek Pointe, Section One of record in Plat Book 7900, Page 737, 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 Ronald W. Moir and Cynthia R. Moir by Warranty deed from Antonio D. Seller and Tamla W. Sellers, husband and wife, of record in Instrument No. 20060920-0116520, Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 20, 2006.

Being improved property also known as 209 Dry Creek Pointe Court Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE FINAL PLAT OF DRY CREEK POINTE, SECTION ONE, OF RECORD IN PLAT BOOK 7900, PAGE 737, 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 Grantee, and the Grantee's 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 10th day of May, 2019.

Powers of Attorney of record in Instrument 201905140045018 and Instrument 201905140045019, said Register's Office.

Ronald W. Moir by Brooke Pruitte as atty in fact (SEAL)
Ronald W. Moir by Brooke Pruitte, Attorney in Fact

Cynthia R. Moir by Brooke Pruitte as atty in fact (SEAL)
Cynthia R. Moir by Brooke Pruitte, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of May, 2019 before me personally appeared **Brooke Pruitte,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Cynthia R. Moir,** and acknowledged that she executed the same as the free act and deed of the said **Cynthia R. Moir.**

Witness my hand and official seal at office in Madison, Tennessee, this the 10th day of May, 2019.

My commission expires: 11-5-19

Sandy Balent
Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of May, 2019 before me personally appeared **Brooke Pruitte,** to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ronald W. Moir,** and acknowledged that she executed the same as the free act and deed of the said **Ronald W. Moir.**

Witness my hand and official seal at office in Madison, Tennessee, this the 10th day of May, 2019.

My commission expires: 11-5-19

Sandy Balent
Notary Public

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE 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 $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
10th day of May, 2019.

Notary Public
My commission expires: 5-2-22
File No. 2019-232

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.