THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420192**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $214,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2019. Notary Public My Commission Expires: _

RICHARD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES NOVEMBER 6, 2021

Karen Johnson Davidson County
Batch# 229402 DEEDWARR
05/14/2019 08:53:34 AM 2 pgs
Fees: $13.00 Taxes: $791.80

20190514-0045026

WARRANTY DEED

Address New Owner: Kelton Moore 536 Forest Pointe Place Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 150-09-0B-036.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kacy Thomas and Kirk Thomas, Jr., wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelton Moore, a single man**("Grantees"), its 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 Lot No. 36, First Revision, on the Plan of Forest Pointe, Phase I, as of record in Plat Book 9700, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kacy Thomas and Kirk Thomas, Jr., wife and husband by Warranty Deed from Mary Robertsen, a single person, recorded on the 1st day of May, 2015 in Instrument No. 20150501-0039504, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FIRST REVISION, FOREST POINTE, PHASE I, as recorded in Plat Book 9700, Page(s) 92.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 9889, Page 559, Book 10412, Page 567 and Instrument No. 20160405-0032589.

Easement for Sewer/Storm Drainage, Water Mains, Pumps, Appurtenances & Force Mains, recorded in Instrument No. 20061122-0145201.

This is improved property located at 536 Forest Pointe Place Antioch TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6V05-19-536

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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, Grantor has executed this instrument on this 10th day of May, 2019.

Kacy Thomas

Kacy Thomas

Kirk Thomas, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kacy Thomas and Kirk Thomas, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of May, 2019.

Notary Public

My Commission Expires: _____

