WARRANTY DEED

Karen Johnson Davidson County
Batch# 234885 DEEDWARR
05/28/2019 08:41:39 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20190528-0049749

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$210,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|24th DAY OF May,2019.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6/14/2020
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 133
Carly M Moffa 3613 Sabre Drive Nashville, Tennessee 37211	New Owner	GROUP 06 0 PARCEL 109.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Christy Statler and husband Jason Statler

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

CARLY M MOFFA, AN UNMARRIED WOMAN,
AND
ETHEL E MOFFA AND CHRISTOPHER MOFFA, WIFE AND HUSBAND,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Patterson Gardens, as of record in Book 2083, page 114, Register's Office of Davidson County, Tennessee.

Said lot fronts 60 feet on the west side of Sabre Drive, and runs back 167.74 feet on the north line and 167.59 feet on the south line to a dead line in the rear, on which it measures 60 feet.

Being the same property conveyed Christy Statler and husband, Jason Statler, by Warranty Deed from Debra K. Massie, George W. Bibb, Sr. and Helen B. Cromartie, dated January 31, 2012 and filed of record on February 1, 2012 in Instrument No. 20120201-0008875, in the Register's Office of Davidson County, Tennessee. (for value or consideration of $103,000.00)

This conveyance is made subject to the following:

1) 2019 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3613 Sabre Drive, Nashville, Tennessee 37211**.
Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand and official seal at office this 24th day of May, 2019.

Christy Statler

Jason Statler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Christy Statler and Jason Statler, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027