Karen Johnson Davidson County
Batch# 239989 DEEDWARR
06/06/2019 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20190606-0054245

#34702

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $459,900.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2019.

Notary Public

My commission expires: October 7, 2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald Moe **Stephanie Moe**	Wells Fargo Bank N.A	**Map/Parcel: 161-01-0-B-118.00CO**
5144 Glencarron Drive	2701 Wells Fargo Way 3RD FLOOR	
Nashville, TN 37220	Minneapolis, MN 55467	

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,

Parker Page and Rachel S. Page, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Moe and Stephanie Moe, husband and wife

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. 42 on the Final Plat of First Revision, Phase Three, Section Two Aberdeen Woods (A Planned Unit Development) of record in Instrument No. 20010906-0096711, as revised in No. 20011231-0144800, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Parker Page and Rachel S. Page, husband and wife, by Warranty Deed, from Jennifer Smith Ozburn-Stadler, dated October 4, 2010 of record in Instrument No. 20101006-0080147, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Matters shown on the Plan of record in Instrument No. 20011231-0144800, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10790, Page 189, amended in Book 11303, Page 555, Book 11714, Page 843, Instrument No. 20000203-0011436 and Instrument No. 20000816-0081296, Book 6458, Page 94, amended in Book 6706, Page 1, Book 6764, Page 358, Book 7715, Page 143 and Book 8430, Page 307, Register's Office for DAVIDSON County, Tennessee.
By-laws of record in Book 10790, Page 189, amended in Instrument No. 20030221-0023491, Instrument No. 20030221-0023492 and Instrument No. 20030730-0108227, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 6250, Page 769 and Instrument No. 20010906-0096711, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10792, Page 896, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 10611, Page 153, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10644, Page 324, Register's Office for DAVIDSON County, Tennessee.

Deed of common areas to HOA of record in Instrument No. 20010110-0003209 and Instrument No. 20030128-0011317, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues - if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5144 Glencarron Drive, Nashville, TN 37220.

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 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.

The transaction is effective the 31st day of May, 2019.

Parker Page

Rachel S. Page

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Parker Page and Rachel S. Page, husband and wife, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June, 2019.

RUSSELL J MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JUNE 12, 2021

Notary Public

My Commission Expires:

File #: **190219JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

