Name and Address of New Owner:
David F. Moore and Olivia C. Moore
916 Deervale Drive
Nashville, TN 37217

Send Tax Bills To:
SWBC Mortgage Corp.,
9311 San Pedro #1400
San Antonio, TX 37216

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 241162 DEEDWARR
06/10/2019 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20190610-0055636

Map & Parcel No: 10615003700

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, **Nawas Hussein**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **David F. Moore and Olivia C. Moore, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Being lot No. 36 on the plan of Hill-N-Dale Ares, as of record in book 2900, Pages 33 and 34, Register's Office for said County.

Said lot No. 36 fronts 150 feet on the northeasterly side of Deervale Drive and extends back 276 feet on the northwesterly line and 269.8 feet on the southeasterly line to a dead line, which is a broken line, measuring 179 feet thereon.

Being the same property conveyed to Nawas Hussein by Warranty Deed from Miriam L. Stovall, Trustees of the Stovall Family Living Trust, dated October 31st 2017, dated February 13, 2019, of record in Instrument No. 20190226-0017188, in the said Register's Office, Davidson County, Tennessee.

This property has never been the marital residence of **Nawas Hussein** and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 31st day of May, 2019.

(SEAL)
Nawasa Hussein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of May, 2019, before me personally appeared Nawasa Hussein, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of May, 2019.

Notary Signature
My commission expires: 11.8.21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

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 **$310,000.00**, 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
31st day of May, 2019.

Notary Public
My commission expires: 1/3/23
File No. 19-359

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY