Karen Johnson Davidson County
Batch# 281529 DEEDWARR
09/05/2019 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20190905-0089767

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721763**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00. Meredith Mac Affiant **Subscribed and sworn to before me, this 30th day of August, 2019.** Carmen Coats Notary Public My Commission Expires: _____

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/09/2020

WARRANTY DEED

Address New Owner: Julian Lile and Lara Lile 113 Lindsley Park Drive Nashville TN 37206	Send Tax Bills To: CMG Mortgage, Inc. 3160 Crow Canyon Road Suite 400 San Ramon, CA 94583	Tax Information: Tax Parcel ID No. 083-09-0-460.00

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, **Matthew Rodney Moore and Callie Stydahar Moore, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Julian Lile and Lara Lile, husband and wife**, ("Grantees"), their 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 part of Lot No. 10, as shown on the map entitled Lindsley Park Addition, of record in Plat Book 547, page 76, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Easterly margin of Helen Avenue 100 feet from the Northerly margin of Holly Street and running East parallel with Holly Street, 168 feet; thence Northerly 61.5 feet; thence in a Westerly direction 167.3 feet to the Easterly margin of Helen Avenue; thence with the Easterly margin of Helen Avenue in a Southerly direction 50 feet to the point of beginning.

Being the same property conveyed to MATTHEW RODNEY MOORE AND CALLIE STYDAHAR MOORE, HUSBAND AND WIFE, by deed from EDWARD SMITH AND MAHO SMITH, HUSBAND AND WIFE, of record as Instrument No. 20130318-0026659, dated March 14, 2013, said Register's Office.

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.

Matters shown on the Plan of record in Plat Book 547, page 76, said Register's Office.

This is improved property located at 113 Lindsley Park Drive Nashville TN 37206

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 30th day of August, 2019.

Matthew Rodney Moore

Callie Stydahar Moore

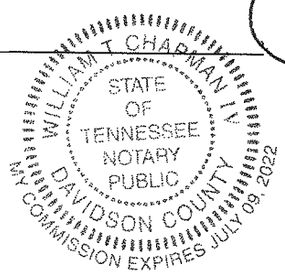
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Rodney Moore and Callie Stydahar Moore, 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 30th day of August, 2019.

Notary Public

My Commission Expires: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022