Karen Johnson Davidson County
Batch# 283798 DEEDWARR
09/11/2019 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20190911-0091635

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Luther Moore
Affiant

SUBSCRIBED AND ~~SWORN TO~~ BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 10.12.19
(AFFIX SEAL)

LAURA PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-071253

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Luther Moore and Norma M. Moore	Luther Moore and Norma M. Moore	
(NAME) 3337 Hawkwood Lane	(NAME) 3337 Hawkwood Ln.	050-11-0A-016.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ELVIA CAROLINA NORIEGA, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUTHER MOORE, AN UNMARRIED MAN AND NORMA M. MOORE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVOR SHIP, 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. 16 on the Plan of Final Plat of Timberwood, Cluster Lot Development of record in Plat at Instrument No. 20080211-0013669, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elvia Carolina Noriega, an unmarried person by Special Warranty deed from Nashville Area Habitat for Humanity, Inc., a Tennessee non-profit corporation of record in Instrument No. 20080702-0068236 Register's Office for Davidson County, Tennessee, dated June 26, 2008 and recorded on July 02, 2008.

unimproved ☐
This is improved ☒ property, known as 3337 Hawkwood Lane, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Elvia Carolina Noriega, an unmarried person this 30 day of August, 2019.

Elvia Carolina Noriega
Elvia Carolina Noriega

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of August, 2019, before me personally appeared Elvia Carolina Noriega, an unmarried person, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of August, 2019.

Notary Public

My Commission Expires: 6/20/23

(SEAL)

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Jacquelyn Rudolph, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

