WARRANTY DEED

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF SEPTEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY /RETURN TO:
Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1302LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kristina Marie Bachman		
332 Stonecrest Way,78		114-12-0A-078.00 CO
Nashville, TN 37209		

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,

LARRY MORIONDO AND RITA MORIONDO, HUSBAND AND WIFE

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

KRISTINA MARIE BACHMAN, A SINGLE WOMAN

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. 78, on the Plan of STONERIDGE TOWNHOMES, PHASE II, as shown on plat recorded as Exhibit B in the Declaration of Covenants, Conditions and Restrictions, record in Instrument No. 20060721-0088352 and amended in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Larry Moriondo and Rita Moriondo, husband and wife by Special Warranty Deed from Marquis Homes, LLC., a Tennessee Limited Liability Company, recorded on the 29th day of April, 2010 in Instrument No. 20100429-0032760, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20060721-0088352; 20080715-0072550; 20050421-0044398 and 20080201-0010773, in the Register's Office of Davidson County, Tennessee.

4. Easement for Tennessee Electric Power Company, recorded in Book 787, Page 3, in the Register's Office of Davidson County, Tennessee.

5. Easement for Water Line, recorded in Instrument No. 20080428-0042872, in the Register's Office of Davidson County, Tennessee.

6. Easement for Parking, recorded in Instrument No. 20080428-0042873, in the Register's Office of Davidson County, Tennessee.

7. Easement recorded in Instrument No. 20050510-0052716, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 289556 DEEDWARR
09/23/2019 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20190923-0096313

8. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070319-0032705, in the Register's Office of Davidson County, Tennessee.

9. Agreement for Trailorhouse recorded in Book 3067, Page 471, in the Register's Office of Davidson County, Tennessee. (if applicable)

This is improved property known as 332 Stonecrest Way,78, Nashville, TN 37209

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 in 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 our hand on the 17th day of September, 2019.

x Larry Moriondo

Larry Moriondo

x Rita Moriondo

Rita Moriondo

STATE OF Mo.
COUNTY OF Lawrence

Personally appeared before me, a Notary Public of said County and State, LARRY MORIONDO AND RITA MORIONDO, 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Vernon (city), Mo (state), this 17th day of September, 2019.

X Patti J. McBride

Notary Public

My Commission Expires: Dec 21, 2019

PATTI J. McBRIDE
DEC 21, 2019
NOTARY PUBLIC NOTARY SEAL
#11520050
Lawrence County
OF MISSOURI

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)