STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2019.

Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 19-7197

Karen Johnson Davidson County
Batch# 316586 DEEDWARR
11/18/2019 08:53:13 AM 2 pgs
Fees: $13.00 Taxes: $1,048.95
20191118-0118355

KIM PERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gary L. Moore and Sally S. Moore (NAME)	New Owner (NAME)	24-227
1592 Campbell rd. (STREET ADDRESS)	1592 Campbell Rd. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Goodlettsvile TN 37072 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Bryan Robert Clifton and Nadine Clifton, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary L. Moore and Sally S. Moore, 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. 2 on the Plan of First Revision to Lot 2 of the Moore Family Subdivision of record in Book 8250, Page 891, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Bryan Robert Clifton and wife, Nadine Clifton by Warranty Deed dated May 1, 2012 from Gary L Moore and wife, Sally S. Moore, recorded May 4, 2012, in Instrument Number 20120504-0038706, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 8250, page 891, Register's Office for Davidson County, Tennessee.

2. Subject to Revised Right of First Refusal in Instrument Number 20170714-0071137, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1624 Campbell Road, Goodlettsville, TN 37072.

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. Whenever 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 my/our ~~hand(s) this~~ 12th day of November, 2019.

Bryan Robert Clifton

Nadine Clifton

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 12th day of November, 2019, before me personally appeared Bryan Robert Clifton and Nadine Clifton, 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 12th day of November, 2019.

Notary Signature
My commission expires: 6/28/23



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066