Karen Johnson Davidson County
Batch# 318800 DEEDWARR
11/25/2019 09:08:10 AM 2 pgs
Fees: $13.00 Taxes: $960.15
20191125-0121278

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Adam J. & Stephanie Anne Moritz
117 Jonesboro Court
Nashville, TN 37214

SEND TAX BILL TO:
FIRST COMMUNITY MORTGAGE
2162 ROBERT ROSE DR., STE 200
MURFREESBORO, TN 37129

MAP/PARCEL 096-14-0-274.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Neil J. Steiner and wife, Emily J. Steiner, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Adam J. Moritz and Stephanie Anne Moritz, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Hickory Bend, Section 4 of record in Plat Book 4175, Page 34, 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 Neil J. Steiner and wife, Emily J. Steiner by Warranty deed from Dale R. Steiner, married of record in Instrument No. 20150529-0049632 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on May 29, 2015.

This is improved property known as: **117 Jonesboro Court, Nashville, Tennessee 37214.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 21st day of November, 2019.

WITNESS MY HAND on this the 21st day of November, 2019

Neil J. Steiner

Emily J. Steiner

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson BM

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Neil J. Steiner and Emily J. Steiner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of November, 2019.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is ~~$295,500.00~~ $259,500.00 D.

AFFIANT

Subscribed and sworn to before me this the 21st day of November, 2019.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6/20/22

File No: 190627