Name & Address of Owner:	Send Tax Bill To:	Map/Parcel
Margaret Ann Gwaltney Moore 210 Brandywine Drive Old Hickory, TN 37138-2104	Same	Map 54-13 Parcel 64.00

AFFIDAVIT

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Manatee

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

William I Gwaltney Jr
Affiant

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

My Commission Expires: 10-10-21

~~Notary Public~~

JENNIFER JAFFAL
Notary Public - State of Florida
Commission # GG 145517
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

WARRANTY DEED

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 all which is hereby acknowledged, I, **WILLIAM I. GWALTNEY, JR.,** have bargained and sold and by these presents do transfer and convey unto **MARGARET ANN GWALTNEY MOORE,** her heirs and assigns, my one-half (1/2) undivided interest in and to a certain tract or parcel of land located in the Fourth (4th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEING Lot No. 20 on the Plan of Brandywine Farms, Section 1, as of record in Book 3600, Pages 79 and 80, Register's Office for Davidson County, Tennessee, to which reference is made for a more specific description.

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
P. O. Box 500
Carthage, Tennessee 37030

Karen Johnson Davidson County
Batch# 324195 **DEEDWARR**
12/04/2019 08:35:14 AM 3 pgs
Fees: $18.00 Taxes: $351.50

20191204-0124728

BEING the property vested in William I. Gwaltney, Jr. and Margaret Ann Gwaltney Moore by deed from William I. Gwaltney, Sr., and wife, Miriam Gwaltney of record in Record Book 20050727-0087517, Register's Office for Davidson County, Tennessee. Both William I. Gwaltney Sr., and wife, Miriam Gwaltney reserved a life estate in the subject property. William I. Gwaltney, Sr., died June 16, 2019, thereby extinguishing his life estate. Miriam Gwaltney's life estate is still valid.

Said conveyance is subject to all items shown on the plat of record and applicable restrictions and easements.

This is improved property located at 210 Brandywine Drive, Old Hickory, Tennessee 37138.

2019 taxes assumed by Buyer; Possession with deed.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **MARGARET ANN GWALTNEY MOORE,** her heirs and assigns, forever. We covenant that we are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said tract or parcel of land to the said **MARGARET ANN GWALTNEY MOORE,** her heirs and assigns, against the lawful claims of all persons, whomsoever.

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

William I. Gwaltney, Jr.

WILLIAM I. GWALTNEY, JR.

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF MANATEE

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **WILLIAM I. GWALTNEY, JR.**, the bargainor, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

21 **WITNESS MY HAND** and official seal at Offices, Manatee County, Florida, on this the day of November, 2019.

NOTARY PUBLIC

My Commission expires: 10-10-21

JENNIFER JAFFAL
Notary Public - State of Florida
Commission # GG 145517
My Comm. Expires Oct 10, 2021
Bonded through National Notary Assn.

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
P. O. Box 500
Carthage, Tennessee 37030