STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Heather R. Hunter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2019.

Notary Public
MY COMMISSION EXPIRES:_____
File No. 19-7390

Karen Johnson Davidson County
Batch# 329978 DEEDWARR
12/16/2019 10:00:30 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20191216-0129249

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Holly Wittmayer Adcock (NAME)	New Owner (NAME)	064-16-E-23.00-C
514 Griffin Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37076 (CITY) (STATE) (ZIP)	(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, **Andrea D. Moore, a single woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Wittmayer Adcock, an unmarried 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 Unit No. 23, Building 7, as shown on the Site Layout as Exhibit A-1 of The Townhomes of Truxton Village of record in Instrument No. 20061025-0132473, amended in 200611060137656, 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 Andrea D. Moore, a single woman, from Danon Earle Birch and Christofer Leone Birch, heirs at law of Doris Ilene Horton Birch and Danon Earle Birch, Executor of the Estate of Soris Ilene Horton Birch, by Warranty Deed dated May 16, 2014, filed of record on May 20, 2014, in Instrument No. 20140520-0043254, in the Register's Office for 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 the Covenant, Condition, or Restriction, recorded as Instrument Nos. 200610250132473; 200611060137656; 200711050130490, in the Register's Office for Davidson County, Tennessee.

2. Charter of HOA in Instrument No. 200610260133179, in the Register's Office for Davidson County, Tennessee.

3. Common Area conveyed to HOA in Instrument No. 200611060137657, in the Register's Office for Davidson County, Tennessee.

4. Easement to Comcast of Nashville I, LLC of record in Instrument No. 201511300120249, in the Register's Office for

Davidson County, Tennessee.

5. Easement to Cumberland Utility District in Book 4910, page 838, in the Register's Office for Davidson County, Tennessee.

6. Ingress and Egress rights described in deed of record in Book 5699, page 537, in the Register's Office for Davidson County, Tennessee.

7. Easement for Sanitary Sewer/Storm Drainage in Instrument No. 200012080121300, in the Register's Office for Davidson County, Tennessee.

8. Stormwater Detention Agreement in Instrument No. 200512300156496, in the 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 514 Griffin Circle, Nashville, TN 37076.

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 13th day of December, 2019.

Andrea D. Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of December, 2019, before me personally appeared Andrea D. Moore, 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 13th day of December, 2019.

TODD SHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 06-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

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

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.

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 NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

My Commission Expires: 7/22/2022
Notary Seal (if on paper)