This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 335898 DEEDWARR
12/30/2019 08:19:27 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20191230-0134182

NEW OWNER: **SEND TAX BILL TO:** **MAP & PARCEL:**
Anna Greer New Owner 054-13-O-031.00
3227 Lakeshore DR.
Old Hickory TN 37138

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kimberly Moyle and Matthew L. Moyle, wife and husband,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Anna Greer** hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson, Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of the Ezra Elkins Property, and of record in Instrument No. 20031010-0150898, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being Lot No. 1 on the Plan of the Ezra Elkins Property, and of record in Instrument No. 20031010-0150898, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

SUBJECT TO THE FOLLOWING:

1. 2019 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever;

AND **Kimberly Moyle and Matthew L. Moyle, wife and husband,** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Kimberly Moyle and Matthew L. Moyle, wife and husband,** further covenant and

bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 3227 Lakeshore Dr., Old Hickory, TN 37138

Executed on this 17 day of December, 2019

Kimberly Moyle

Matthew L. Moyle

Colorado ce

STATE OF ~~TENNESSEE~~
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Kimberly Moyle and Matthew L. Moyle, wife and husband, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 17 day of December, 2019

Notary Public

My Commission Expires: 07/18/2022

CINDY SUE C DEBACA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184029019
MY COMMISSION EXPIRES 07/18/2022

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Sworn to and subscribed to me, the undersigned, _____ day of December, 2019.

Notary Public

My Commission Expires: 1/23/23

EDWARD B. BALDWIN III
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON