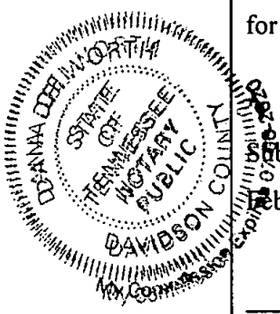
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 200124236



Karen Johnson Davidson County
Batch# 357491 DEEDWARR
02/12/2020 03:28:50 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20200212-0016257

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $325,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of February, 2020.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard Moon 2535 Johns Place Jamestown, NY 14701	New Owner	Tax Parcel ID No. 160-15-0A-022.00-CO

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 which is hereby acknowledged, **Teresa Gallagher, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard Moon, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 22, on the Plan of Hearthstone Manor, Phase II, of record in Plat Book 6200, Page 144, and amended in, Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee, and as described in Declaration of Covenants, Conditions and Restrictions of record in Book 6424, Page 839, amended in Book 6582, Page 154 and Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230 and re-recorded in Book 7398, Page 749 Book 7398, Page 907, Book 7403, Page 563, Book 11404, Page 149, Book 11749, Page 481, and amended and restated in Instrument No. 20060510-0054690, of record in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Teresa Gallagher, unmarried by Warranty deed from Donna M. Graber, unmarried of record in Instrument No. 20031021-0155549 Register's Office for Davidson County, Tennessee, dated June 03, 2013 and recorded on June 04, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 144, amended in Plat Book 6250, Page 492, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6424, Page 839, amended in Book 6582, Page 154, Book 6600, Page 3, Book 6884, Page 251, Book 6916, Page 230, Book 7398, Page 907, Book 7398, Page 749, Book 7403, Page 563, Book 11404, Page 149 and amended and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-HRO-20-129

restated in Instrument 200605100054690, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Rules and Regulations of record in Book 11749, Page 481, in the Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7403, Page 568 amended in Instrument 200806240064983, in the Register's Office for Davidson County, Tennessee.
Charter of record in Book 6437, Page 852, amended in Book 7679, Page 16 and Book 7769, Page 494, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA for common areas of record in Book 6582, Page 158, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage of record in Book 11651, Page 270, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20130604-0056289 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 129 Hearthstone Manor Circle Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of February, 2020.

Teresa Gallagher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Teresa Gallagher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of February, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY