WARRANTY DEED

Karen Johnson Davidson County
Batch# 358317 DEEDWARR
02/14/2020 09:39:03 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20200214-0017029

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $465,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam Moses	MOVEMENT MORTGAGE, LLC	172-14-0A-085.00
(NAME)	(NAME)	
1605 Braebury Circle	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Christopher A. Fabiani and Emilie E. Fabiani**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sam Moses and Brittany Moses, husband and wife** hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 32 on the Plan of Section Two, Wexford Downs R20 Residential P.U.D of record in Plat Book 9700, Page 593 and 594 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 Christopher A. Fabiani and Emilie E. Fabiani by Warranty Deed from Ryan D. Mire and Felicite L. Mire, husband and wife, dated 11/17/2015, of record in Instrument 201512030121919, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters shown on the plat of record in Plat Book 9700, Page 593, and Page 594, (2) All matters shown on the plat of record in Plat Book 9700, Page 221, (3) Covenants, conditions, easements and restrictions recorded in Book 10292, Page 51,Book 10792, Page 822, (4) Charter recorded 06/20/1997 of record in Book 10500, Page 444 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 1605 Braebury Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 13th day of February, 2020.

Christopher A. Fabiani

Emilie E. Fabiani

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christopher A. Fabiani and Emilie E. Fabiani, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of February, 2020.

Notary Public:
My Commission Expires: February 20, 2025

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129