Name and Address of New Owner:
Samuel S Moses and Sarah E Moses
375 Huntington Ridge Dr.
Nashville, TN 37211

Send Tax Statements To:
New Owners

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-20030579

Map and Parcel: 161 11 0A 033.00

Karen Johnson Davidson County
Batch# 390977 DEEDWARR
04/24/2020 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20200424-0043014

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Smith and Janet A. Smith, fka Janet A. Rohde**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samuel S Moses and Sarah E Moses, husband and wife**, 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, and being all of Unit No. 33, Huntington Ridge Townhouses, according to survey and plat of same appearing of record in Book 4675, page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Janet A. Rohde, unmarried by Special Warranty Deed filed for record on July 13, 2000 in Instrument Number 200007130069361, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Huntington Ridge Townhouse of record in Book 4729, page 687 and as amended in Book 4889, page 905, Book 5394, page 243 and Instrument Number 20110331-0024865; All matters as set forth per Book 4675, page 9; By-Laws of record in Book 7423, page 762 and as amended in Instrument Number 20080324-0029069 and Instrument Number 20130724-0076332; HOA Charter of record in Book 4499, page 443, Book 4729, page 682 and as amended in Book 4890, page 84; Storm Water Detention Agreement of record in Book 9732, page 551, Book 9775, page 308 and Book 11345, page 59; Grant of Transmission Line Easement of record in Book 2338, page 222 and Book 2338, page 226; Conveyance to HOA for common area of record in Book 4742, page 570; Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079897; Easement Agreement for ingress/egress for underground common utilities of record in Book 6396, page 896; all of said Register's Office.

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.

This is improved property known as: 375 Huntington Ridge Dr., Nashville, TN 37211

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 assigns, 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. 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.

WITNESS our hand this 21st day of April, 2020.

Gerald Smith

Janet A. Smith

State of Tennessee

County of Rutherford

Personally appeared before me, Gerald Smith and Janet A. Smith with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st of April, 2020.

Notary Public
My Commission Expires: 5/22/22

ANGELA HOWARD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $185,000.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of April, 2020.

Notary Public
My Commission Expires: 5-23-23

SARAH CARTER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

True Copy Certification

I, Lynn Vaught, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Jessica L Tolley, a notary public for this county and state, Lynn Vaught, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-20-22

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY