Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1175

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of June, 2020

Notary Public

Commission Expires: 5.2.22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephanie Moore 1974 Shaylin Loop Antioch, TN 37013	Movement Mortgage LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	173-05-0A-095.00-CO

Karen Johnson Davidson County
Batch# 419552 DEEDWARR
06/18/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $776.96
20200618-0064753

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,
Spencer K. Buford and Kathryn M. Ayers, NKA Kathryn Ayers Buford, husband and wife
HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Stephanie Nicole Moore, 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 all of Lot No. 95 (Ninety-Five) on the plan of Barnes Crossing, A Planned Unit Development, as shown on Exhibit A of the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tiomathy Smith and Kyong Smith, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20070309-0029148 Register's Office for Davidson County, Tennessee, dated March 05, 2007 and recorded on March 09, 2007.

Being the same property conveyed to Spencer K. Buford and Kathryn M. Ayers, husband and wife by Warranty deed from Tiomathy Smith and Kyong Smith, husband and wife of record in Instrument No. 20180118-0005363 Register's Office for Davidson County, Tennessee, dated January 08, 2018 and recorded on January 18, 2018, and Scriveners Affidavit recorded in March 13, 2018, in instrument No. 20180313-0023736. Kathryn M. Ayers having since married and is now known as Kathryn Ayers Buford.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1974 Shaylin Loop, Antioch, TN 37013

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of June, 2020.

Spencer K. Buford

Kathryn Ayers Buford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Spencer K. Buford and Kathryn Ayers Buford** 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 and official seal at Brentwood, Tennessee this 3rd day of June, 2020.

Notary Public
My Commission Expires: 5-2-22

(Notary Seal)



True Copy Certification

I, **Nick Harris**, 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 Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY