WARRANTY DEED

Karen Johnson Davidson County
Batch# 422897 DEEDWARR
06/22/2020 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.13
20200622-0066557

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/17/2023
(AFFIX SEAL)

RAMON A. CUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NO (S)
Charles Geren Moor and Tracy W. Moor	NEW OWNER	Parcel ID: 132 16 0 043.00
(NAME)	(NAME)	
417 Lynn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Aaron M. Hartzog and Anna J. Hartzog, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Charles Geren Moor and Tracy W. Moor, 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, being Lot No. 820 on the Plan of SECTION THIRTEEN CALDWELL HALL, of record in Plat Book 3300, Page 66, 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 Aaron M. Hartzog and wife, Anna J. Hartzog, by Warranty Deed from Stanley Todd Stacey and wife, Elise Veazey Stacey, of record in Instrument No. 20170703-0066791, in the Register's Office of Davidson County, Tennessee, dated June 26, 2017 and recorded on July 03, 2017.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 417 Lynn Drive, 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 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 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 hands this 17 day of June, 2020.

Aaron M. Hartzog

Anna J. Hartzog
by Aaron M. Hartzog, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Williamson

I, the undersigned, a Notary Public of and for the State and County aforesaid, do hereby certify that Aaron M. Hartzog personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 17 of June, 2020.

Notary Public
My Commission Expires: 3/7/2023
(SEAL)

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Aaron M. Hartzog, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Anna J. Hartzog as Attorney-in-fact as appointed by Power of Attorney recorded in Instrument No. 202006220066556, Register's Office for Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of Anna J. Hartzog for the purposes therein contained.

Witness my hand and official seal, this the 17 day of June, 2020.

Notary Public
My Commission Expires: 3/7/2023
(SEAL)

RAMON A. CUE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

True Copy Certification

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

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY