RECORD AND RETURN TO:
WilsonBerry Title and Escrow, LLC
2231 N. Mt. Juliet Rd.
Suite 203
Mt. Juliet, Tennessee 37122
File No.: WB200110

**PREPARED BY:** **RETURNED TO:**
**BANKERS TITLE & ESCROW CORP**
**5107 MARYLAND WAY, SUITE 115**
**BRENTWOOD, TN 37027**

**WARRANTY DEED**

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 430138 DEEDWARR
07/02/2020 01:24:16 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20200702-0071893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Kalin Edwards
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2020.

Janice H. Collins
NOTARY PUBLIC

My commission expires: 7-5-21

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N. Mt. Juliet Road, Suite 203, Mt. Juliet, Tennessee 37122

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tyler Whalen<br>5018 Bonnawell Drive<br>Hermitage, TN 37076 | Same address as new owner | 074-16-0-078.00 |

FOR AND IN CONSIDERATION of the sum of Two Hundred Eighty Five Thousand and 00/100 Dollars ($285,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LIONEL J. MORENO AND CAITLIN M. MORENO, MARRIED COUPLE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TYLER WHALEN, MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Section Five, Hermitage Hills, of record in Book 3300, pages 1 and 2, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lionel J. Moreno, unmarried, from Phillip H. Kaelin, unmarried, by Warranty Deed dated June 2, 2008, and recorded June 6, 2008 in Instrument #20080606-0058499, said Register's Office.

The address of the herein described property is believed to be 5018 Bonnawell Drive, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of June, 2020.

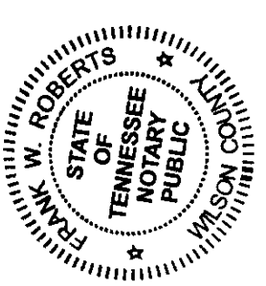
**LIONEL J. MORENO**

**CAITLIN M. MORENO**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Lionel J. Moreno and Caitlin M. Moreno, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of June, 2020.




Notary Public

Printed Notary Name

My commission expires: 6/6/23