Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $266,590.00

Affiant

Subscribed and sworn to before me this 14th day of July, 2020.

Notary Public
My commission expires: 5/2/2022

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 438327 **DEEDWARR**
07/15/2020 01:48:24 PM 2 pgs
Fees: $13.00 Taxes: $986.38

20200715-0077581

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Brandon Rumbley 4056 Port Cleburne Lane Hermitage, TN 37076	Same	044-15-0-298

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Amber Moore, a married woman f/k/a Amber Richmond** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Brandon Rumbley, a married man,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 31-19, on the Revised Plan, between Dodson and Debow Street, Section C&D Village of Old Hickory, of record in Plat Book 1835 Page 52, Register's Office for Davidson County, Tennessee, as per survey dated 10/29/04, by Campbell McRae and Assoc. Surveying Inc., to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Amber Richmond, unmarried, by deed from Shaun Donavan, Secretary of Housing and Urban Development of record in Instrument No. 20130903-0092324 Register's Office for Davidson County, Tennessee, and dated August 30, 2013.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Village of Old Hickory of record in Plat Book 1835 Page 52 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1000 Dodson Street, Old Hickory, TN 37138

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 14th day of July, 2020.

Amber Moore

Jeffery S. Moore, who joins in this conveyance for the sole purpose of waiving any marital interest that he may have in the property

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 14th day of July, 2020, before me personally appeared Amber Moore and Jeffery S. Moore, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14th day of July, 2020.

Notary Signature
My commission expires: 12-18-2023

SHERI ENGEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY