STATE OF Tennessee
COUNTY OF ~~Sumner~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2020.

Notary Public
MY COMMISSION EXPIRES: 7/9/24
File No. 20-9621

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 452061 **DEEDWARR**
08/06/2020 12:35:54 PM 2 pgs
Fees: $13.00 Taxes: $899.47
20200806-0087612

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kristin M. Quigley (NAME)	NEW OWNER (NAME)	097-02-0A-070.00-C
1414 Riverbrook Drive (STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Lydia Elizabeth Moore and Preston Daniel Moore, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristin M. Quigley, 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 Lot No. 70 on the Plan of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lydia Hunt, unmarried, from Leslie A. Laforge, unmarried, by Warranty Deed dated May 23, 2013, recorded on May 24, 2013, in Instrument No. 20130524-0052722, in the Register's Office for Davidson County, Tennessee.

Said Lydia Hunt having since married and is now known as Lydia Elizabeth Moore.
Preston Daniel Moore joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to the Covenant, Condition, or Restriction, recorded as Instrument #200804080035557 and Instrument No. 201104270032201 in the Register's Office for Davidson County, Tennessee.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SB-VRES-20-1414

shown on the Plat(s) recorded in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 200806300067054, Instrument No. 201001080001971; and Instrument No. 201104270032200, Register's Office for Davidson County, Tennessee.

5. Stormwater Maintenance Agreement in Instrument No. 200707130083651, Register's Office for Davidson County, Tennessee.

6. Easement for cable and utilities in Instrument No. 200812090118828, Register's Office for Davidson County, Tennessee.

7. Easement to Comcast in Instrument No. 200901090002454, Register's Office for Davidson County, Tennessee.

8. Transmission Line Easement in Book 4586, page 242, Register's Office for Davidson County, Tennessee.

9. Stormwater Drainage Easements in Instrument No. 200512190152202, Instrument No. 201001080001965, and Instrument No. 201001080001966, Register's Office for Davidson County, Tennessee.

10. Slope Easement in Instrument No. 201001080001967 and Instrument No. 201001080001968, Register's Office for Davidson County, Tennessee.

11. Sanitary Sewer and Pumping Station Easement in Instrument No. 200512190152201, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1414 Riverbrook Drive, Hermitage, TN 37076.

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. Whenever 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 my/our hand(s) this 3rd day of August, 2020.

Lydia Elizabeth Moore
Lydia Elizabeth Moore

Preston Daniel Moore
Preston Daniel Moore

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 3rd day of August, 2020, before me personally appeared Lydia Elizabeth Moore and Preston Daniel 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 3rd day of August, 2020.

Notary Signature
My commission expires: 7/19/2022

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066