(1)

Karen Johnson Davidson County
Batch# 480369 DEEDWARR
09/22/2020 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $719.65
20200922-0108535

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $194,500.00.

Lindsay W Wall
Affiant

Subscribed and sworn to before me this 21st **day of August, 2020.**

Amanda M Clark
Notary Public
My commission expires: 11/20/2021

Amanda M Clark
State of Tennessee Notary Public
Rutherford County

Return To
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

06-2007-77509

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Samuel Bernard Moore 1817 Lincoya Bay Dr. Nashville TN 37214	Same As Owner	109-05-0-D-163.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Voresa Elizabeth Booker and Harold Booker, wife and husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel Bernard Moore, a single man**, hereinafter called the Grantees, their successors 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 Unit No. 1817, in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, a Planned Unit Development, located on Lincoya Bay Drive, Nashville, Davidson County, as established by Declaration of Covenants Conditions, and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, and in Instrument No. 20050923-0114373, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime contained in the said Declaration, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20041028-0129585 and amended in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Voresa Elizabeth Booker and Harold Booker, wife and husband by deed from Kirk G. Meyer and wife, Janeth Meyer, formerly known as Janeth Jara, dated August 31, 2017, recorded August 31, 2017, of record in Instrument No. 20170831-0089792, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1817 Lincoya Bay Dr., Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 21 day of August, 2020.

Voresa Elizabeth Booker

Harold Booker

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Voresa Elizabeth Booker and Harold Booker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21 day of August, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Sheri Morgan**, do hereby make an 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.

Name: **Sheri Morgan**
Title: **President**

STATE OF Tennessee
COUNTY OF **Rutherford**

Witness my hand and official seal.



Notary Public: **Brandie A Phillips**
My Commission Expires: **05/18/2024**
Commission #: **na**