This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11894-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Savanna Brown
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

JOHN CHARLES ROSSELOT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JUL 2024

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 645611 DEEDWARR
05/28/2021 10:55:08 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20210528-0072335

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Savanna Marie Brown 513 Debbie Drive Nashville, TN 37076	SWBC Mortgage Corporation 117 Seaboard Lane Ste. F-205 Franklin, TN 37067	076-01-0-135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Eric Moorman, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Savanna Marie Brown, an unmarried woman**, hereinafter called the Grantee(s), his/her/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. 108-B on the Plan of Zone Lot Division Lot Nos. 88, 104, and 108, Tulip Grove Woods Phase 1 of record in Plat Book 6200, Page 69, as amended in Plat Book 6900, Page 73, 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 Eric Moorman by Warranty deed from Gary J. Goddard, a married man of record in Instrument No. 20061101-0135656 Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 01, 2006.

This is improved property located at: **513 Debbie Drive, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2021.

GRANTOR:

Eric Moorman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Moorman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of May, 2021.

Andrew T. Vance

Notary Public
My Commission expires: 12-18-22

