File Box 19-B

# WARRANTY DEED

STATE OF TENNESSEE 01-6-59-D
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2001.

Notary Public

MY COMMISSION EXPIRES: 1/8/04
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/03/01 14:31 3pgs
Fees:18.00 Taxes:603.10
20010703-0070668

**THIS INSTRUMENT WAS PREPARED BY:**
Title Connection, Inc.
761 Old Hickory Blvd. Suite #103
Brentwood, TN 37027

VALERIE HOUSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| William H Moening | William H Moening | |
| (NAME) 6100 Beals Lane | (NAME) 6100 Beals Lane | 059-01-0-24 |
| (ADDRESS) Nashville, TN 37218 | (ADDRESS) Nashville, TN 37218 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Lamont Jordan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William H Moening,and spouse Leisle J Moening**, 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:

Being Lot No. 8 on the Plan of Vista Estates, as of record in Plat Book 4460, Page 196, amended in istrument # 200007210072054,Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Included but excluded from this conveyance is the property that was conveyed to the State of Tennessee by Deed of record in Book 8176, page 426, and is described as follows:

BEGINNING at the point of intersection of the North boundary of the Kenneth S. Thompson, etux pr9perty (Tract 58-A) and the northeast boundary of the Kenneth S. Thompson etux property (Tract 58); thence with said

Continued on next page.

~~unimproved~~ ☐

This is improved ☒ property, known as 6100 Beals Lane, Nashville, TN 37218

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 28th day of June, 2001.

Lamont Jordan

**Continuation of Legal**

northeast boundary north 69 deg. 20' 38" west , 27.67 feet to a point; thence with the proposed northwest margin of State Route 155, (1) north 56 deg. 24'04" east, 19.98 ft., (2) north 49 deg. 22'31.7" east, 188.23 ft. to a point; thence with the south boundary of the Dowin Earl Lanier, etux property south 82 deg. 02'34" east, 187.05 ft. to a point; thence with the west boundary of the Charles W. Bernhardt, etux and Dan S. Richardson property south 05 deg. 36'14" east 26.96 ft. to a point; thence with the north boundary of the Charles W. Bernhardt etux property, south 74 deg. 15'17" west 234 ft. more or less to the point of beginning.

Being the same property conveyed to Lamont Jordan by deed from William McCarty, Jr. of record in Deed Book 11112, page 640, Register's Office for said County.

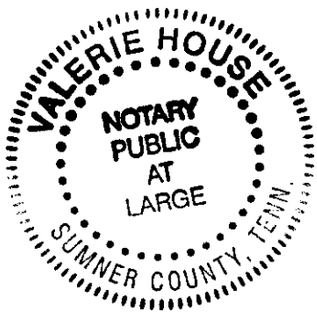
STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lamont Jordan, the bargainor , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6/27/2001

My Commission Expires: 1/4/2024

Notary Public




**File Number: 12106093**

**RETURN TO:**

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Brentwood, Tennessee 37027