File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Jennifer McDowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane
Suite B-105
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 04/02/03 15:17 2pgs
Fees:13.00 Taxes:666.00
20030402-0043768

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela D. Moore	Angela D. Moore	160-16-C-14 Co
(NAME)	(NAME)	
426 Old Towne Drive	426 Old Towne Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030623

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **John H. Fanning, a married person and Larry Droski, a married person**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Angela D. Moore**, hereinafter called the GRANTEE, his/her 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 Unit 14 on the plan of The Terraces at Brentwood Chase of record in Instrument Number 200011030109137.

Being the same property conveyed to John H. Fanning, married and Larry Droski, married, by deed dated 03/23/01 from Pulte Homes of Tennessee Limited Partnership and recorded on 03/28/01 in Instrument Number 20010328-0029676, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 426 Old Towne Drive, Brentwood, TN 37027

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

This conveyance is subject to: Taxes for 2003, and subsequent years; The plan of record in Instrument #20011030109137; Declaration of Covenants, Conditions and Restrictions of record in Instrument #200012140123057, Instrument #200101190005975 and Instrument #200103280029845 all in the Register's Office for Davidson County, Tennessee.

Witness our hands this 24th day of March, 2003.

John H. Fanning

Melissa N. Fanning

Larry Droski by Melissa N. Fanning, her Attorney-in-fact POA

Janis Droski by Melissa N. Fanning, her Attorney-in-fact POA

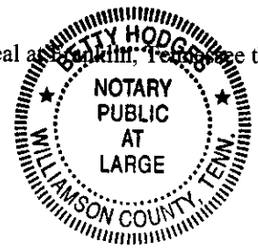
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said County and State, personally appeared John H. Fanning, and Melissa N. Fanning, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 24th day of March, 2003.

Commission expires:



My Commission Expires Feb. 19, 2007

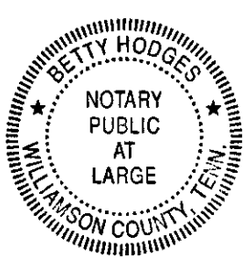
Betty Hodges
Notary Public

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Melissa N. Fanning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-fact for Larry Droski and Janis Droski, the within named bargainor(s), and that she as such Attorney-in-fact executed the foregoing instrument for the purpose therein contained, by signing the name of Larry Droski and Janis Droski, by Melissa N. Fanning, as Attorney-in-fact.

Witness my hand and seal, this 24th day of March, 2003.

Commission Expires:



My Commission Expires Feb. 19, 2007

Betty Hodges
Notary Public