Davidson County DEEDWARR
Recvd: 08/10/06 13:53 2 pgs
Fees:13.00 Taxes:1424.13
20060810-0098735

State of Tennessee
County of Williamson
The actual consideration or value whichever is greater is $384,900.00.

Subsribed and sworn before me this the 8th day of August, 2006.

Affiant

Notary Public

My Commission Expires: 8/26/2007

(Affix Seal)

WILLIAMSON COUNTY, TN — DOROTHY FAYE HOOD — NOTARY PUBLIC AT LARGE

WARRANTY DEED

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc. 600534

214 Centerview Drive, Suite 101, Brentwood, Tennessee 37027

Address of new owner:
Craig N. Moody and wife, Jordan A. Moody
6281 Palomar Court
Nashville, TN 37211

Send tax bills to:
new owner

Map 172-10-B Parcel 51CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Stephanie D. Sweet

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Craig N. Moody and wife, Jordan A. Moody

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being Lot Number 51 on the Plan of Cluster Lot Development Christiansted Valley, Phase 2, Revision 1, of record in Instrument Number 20010111-0003575 and Instrument Number 20010209-0012854, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being all the same property conveyed to Stephanie D. Sweet by Warranty Deed dated March 28, 2002 of record in Instrument Number 20020403-0040204, Register's Office for Davidson County, Tennessee.

Subject to taxes for the year 2006, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

Any and all matters including but not limited to notes, easements, building set backs, restrictions and certifications as contained in the Plat of said Subdivision of record in Plat Instrument Number 20010111-0003575 and Instrument Number 20010209-0012854, Register's Office for said County, to which reference is hereby made.

Deed conveying the open space to Christiansted Valley Homeowner's Association Inc., of record in Instrument Number 20050516-0054926, said Register's Office.

Storm Water Detention Agreement of record in Book 11628, page 8, Register's Office for said County.

Charter of Christiansted Valley Homeowner's Association, Inc. of record in Instrument Number 19991221-0305560, Articles of Amendment to the Charter of record in Instrument Number 19991221-0305561, Register's Office for said County.

Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 19991221-0305559; as amended in Instrument Number 20000728-00704515, Register's Office for said County.

THIS IS IMPROVED PROPERTY KNOWN AS 6281 Palomar Court, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have 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 successors, heir and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender sahll be applicable to all genders.

Subsribed and sworn before me this the 8th day of August, 2006.

Stephanie D. Sweet

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal, this 8th day of August, 2006.

My commission expires:



John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public