WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/07 12:58 3 pgs
Fees:18.00 Taxes:443.63

20070820-0099367

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Donna L. Richards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2007.

Susan B. Mott
Notary Public

MY COMMISSION EXPIRES: January 16, 2008.
(AFFIX SEAL)

Susan B. Mott State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-5405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Herbert J. Richards	Herbert J. Richards	063-16-0-B-059.99 CO
(NAME)	(NAME)	
748 Jaywood Drive	748 Jaywood Drive	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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, Cynthia A. Tipton, Successor Trustee of The Moran Family Trust dated March 28, 2000. and Beth E. Moore, Successor Trustee of The Moran Family Trust dated March 28, 2000., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Herbert J. Richards and Donna L. Richards, husband and wife 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:

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 748 Jaywood Drive, Old Hickory, TN 37138
(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 our hands this 10th day of August, 2007.

Cynthia A. Tipton, Successor Trustee of The Moran Family Trust dated March 28, 2000.

By: Cynthia A. Tipton Successor Trustee
Cynthia A. Tipton, Successor Trustee of The Moran Family Trust dated March 28, 2000.

Beth E. Moore Successor Trustee
Beth E. Moore, Successor Trustee of The Moran Family Trust dated March 28, 2000.

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 Cynthia A. Tipton, Successor Trustee of The Moran Family Trust dated March 28, 2000. and Beth E. Moore, Successor Trustee of The Moran Family Trust dated March 28, 2000. the bargainor (s), with whom I am personally acquainted or

proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of August, 2007.

Commission expires: January 16, 2008

Susan B. Mott — Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

File No.: B-5405

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 93 on the Plan of Hampton Park, (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction in Book 7642, page 445 and by Amendment to change name in Book 8110, page 401 and Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Patrick J. Moran and Johnnie L. Moran, husband and wife, by deed from Beth R. Wald, an unmarried person, dated April 15, 2002 of record in Instrument No. 20020416-0047266, said Register's Office for Davidson County, Tennessee. The said Patrick J. Moran and Johnnie L. Moran are now deceased, Patrick J. Moran having predeceased Johnnie L. Moran.