WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 10:26 2 pgs
Fees:13.00 Taxes:381.10

20080225-0017959

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $193,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2008

Notary Public

My Commission expires: 11-14-2009

(Affix Seal)

DAPHNE M. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Nicholas M. Moffitt	Same	165-13-0-A-064.00
704 Pepperwood Court	(new owner)	
Antioch, TN 37013		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Teela M. Fuller, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Nicholas M. Moffitt, an unmarried man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 346 on the plan of Peppertree Forest, Section Four, of record in Book 7900, page 426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Teela M. Fuller, unmarried, by deed from Patricia R. White and husband, Paul B. White, on July 30, 2004, of record in Instrument Number 20040805-0094537, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2008 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 7900, page 426, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8757, page 607; and amended in Book 9004, page 514, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 8757, page 639, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8757, page 623, Register's Office for Davidson County, Tennessee.

This is improved property known as: **704 Pepperwood Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 February 14, 2008.

Teela M. Fuller

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Teela M. Fuller,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 14, 2008

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY