File No. 280700476

WARRANTY DEED

Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008~~ 05/03/2010
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/05/08 13:29 2 pg
Fees:13.00 Taxes:664.15

20080805-0080665

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christian John	SunTrust Mortgage	086 8 109
(NAME)	(NAME)	
1937 Welsenboro	PO Box 26149	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Richmond, VA 23260	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Chris Moak and wife, Leigh Ann Moak**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Christian R. John and wife, Caresse A. John**, 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:

Land in Davidson County, Tennessee, being Lot No. 347 on the Final P.U.D. of Phase I, Camden Woods of record in Plat Book 6900, Page 697 and 698, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Chris Moak and wife, Leigh Ann Moak by Warranty Deed dated August 24, 1998, from Michael Ward and wife, Debra Ward, of record in Deed Book 11086, page 36, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to the following : Restrictions, easements, setback lines and all other matters shown on the plat of record in Plat Book 6900, Page 697 and 698; Restrictive Covenants of record in Deed Book 7620, Page 561, Deed Book 7657, Page 580, and Deed Book 7675, Page 926; By-Laws of record in Deed Book 7620, Page 583, all of the Register's Office of Davidson County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1937 Welsenboro Circle, Hermitage, TN 37076
(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 hands this 31st day of July, 2008.

Chris Moak

Chris Moak

Leigh Ann Moak

Leigh Ann Moak

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Chris Moak and Leigh Ann Moak the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2008.

Commission expires: November 22, 2008

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kim Gillespie

Kim Gillespie Notary Public

File Number: 280700476

RETURN TO:

Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066