Davidson County DEEDWARR
Recvd: 09/05/08 11:42 2 pgs
Fees:13.00 Taxes:658.60

20080905-0091126

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Thomas H. Dye
3506 Woodbridge Dr.
Nashville, TN 37217

MORTGAGEE
NONE

SEND TAX BILLS
Owner

MAP-PARCEL:
136-06-0-125.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Doris Moroz, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Dye and wife, Shirley M. Dye,** 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:

Being Lot No. 422 on the Plan of Priest Lake Park, Section 7-A, of record in Book 5200, Pages 107-109, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew A. Moroz and Dorothy Brandenburg, by deed of record in Book 6387, Page 127, Register's Office, Davdison County, Tennessee. (The said Matthew A. Moroz is now deceased.) And being further conveyed to Doris Moroz by Quitclaim Deed of record from David Moroz, dated October 26, 2007 of record in Instrument No. 20071213-0143404, Register's Office, Davidson, Tennessee. And being further conveyed to Doris Moroz by Quitclaim Deed of record from Madeline S. Moroz dated October 23, 2007 of record in Instrument No. 20071213-0143403, Register's Office, Davidson County, Tennessee and being further conveyed to Doris Moroz by Quitclaim Deed from Laura Moroz, dated September 3, 2008 of record in Instrument No. 20080905-0091125**, Register's Office, Davidson County, Tennessee.**

Doris Brandenburg and Doris Moroz are one in the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5499, Page 879; easements, covenants and conditions as shown on the plan of record in Plat Book 5200, Page 109, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **3506 Woodbridge Dr. Nashville, TN 37217.**

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 31st day of October, 2007.

Doris Moroz

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Doris Moroz, unmarried, 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 this 31st day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 12.16.07

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $178,000.00.

AFFIANT

Subscribed and sworn to before me this 31st day of October, 2007.

NOTARY PUBLIC

My Commission Expires: 12.16.07

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.