Davidson County DEEDWARR
Recvd: 10/02/08 14:10 2 pgs
Fees:13.00 Taxes:594.78
20081002-0100332

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,750.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/10
(AFFIX SEAL)

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-KW-08-4164

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Moran	New Owner	
4164 Longfellow Drive (ADDRESS)	(NAME)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	062-02-0B-157.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SCOTT WALDOCH AND WIFE, CHERYL M. WALDOCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS H. MORAN AND WIFE, LESLIE M. MORAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 201, PHASE ONE, SECTION FOUR, ABBINGTON PARK, AS SHOWN ON PLAT OF RECORD AT INSTRUMENT NO. 20050110-0003256, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO SCOTT WALDOCH, A MARRIED MAN AND CHERYL M. WALDOCH, HIS WIFE BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 11TH DAY OF APRIL, 2006 IN INSTRUMENT NO. 20060411-0041804, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN INST. NO. 20050110-0003256; INST. NO. 20030213-0020075; INST. NO. 20050201-0011849; INST. NO. 20030303-0027405; INST. NO. 20030109-0004246; AND INST. NO. 20050201-0011847; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 4164 Longfellow Drive, Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 30th day of September, 2008.

Scott Waldoch

Cheryl M. Waldoch

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Waldoch and Cheryl M. Waldoch, the within named bargainor, 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 the 30th day of September, 2008.

Notary Public

My Commission Expires: 10/24/09

(SEAL)

"OFFICIAL SEAL"
JEAN HENDERSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES OCT 24, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED