Davidson County DEEDWARR
Recvd: 03/03/09 13:30 2 pgs
Fees:13.00 Taxes:654.53

20090303-0018771

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W. LIVELY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 2, 2011

P-09-401

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy K. McNatt	SunTrust Mortgage, Inc.	
401 Lynn Drive	401 Commerce Sta Ste 6100	146-04-0-027.00
Nashville, Tennessee 37211	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES L. MOON AND WIFE, LUCY M. MOON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JEREMY K. MCNATT AND SPOUSE, LAUREN K. MCNATT, hereinafter called the Grantees, 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 No. 432 on the Plan of Caldwell Hall, Section VI of record in Plat Book 2900, Page 148, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James L. Moon and wife, Lucy M. Moon by Warranty Deed from The Kennedy Corp., of record in Book 3286, Page 27, in the Register's Office for Davidson County, Tennessee, dated October 6, 1961.

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan with Owner's Certificate, of record in Plat Book 2900 Page 148, said Register's Office, which Plan shows a 30 foot minimum building setback line from Lynn Drive and a 10 foot easement for public utility purposes along the southerly line(s) and a 20 foot minimum setback line for Wauford Drive and an Easement for overhang across the easterly line...

unimproved ( )
This is improved (X) property, known as 401 Lynn Drive, Nashville, Tennessee 37211
(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 hand(s) this 27th day of February, 2009.

X _____
James L. Moon

X _____
Lucy M. Moon

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 James L. Moon and wife, Lucy M. Moon the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2009.

_____
Notary Public

My Commission Expires 5/8/2012

(SEAL)

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800