WARRANTY DEED

Return TO:
U.S. Title Partners
3125 New Hope Rd
Hendersonville
TN 37075
File # 09-0202

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~October 02, 2011~~ 3/21/2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Spicer Title, LLC, 1990 Old Fort Parkway, Suite G, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D. Rodman Jr.	Guaranty Trust Company	175-01 12.00
(NAME) 729 Ansley Court	(NAME) 316 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jason S. Moyer and Melanie J. Moyer (formerly Melanie J. Kahn)**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael D. Rodman Jr., unmarried**, 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. 85 on the Plan of Asheford Crossing, Section Four of record in Plat Book 9700, page 912, Register's office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason S. Moyer, an unmarried man and Melanie J. Kahn, an unmarried woman, by Deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20010419-0038679, Register's Office for Davidson County, Tennessee. The said Melanie J. Kahn having since married and is now known as Melanie J. Moyer.

This conveyance is subject to the following: Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 912; restrictions of record in Book 9651, page 900, Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10717, page 97, Book 10640, page 941, Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191; Easements of record in Book 9336, page 238, Book 10574, page 867 and Book 1224, page 257; Articles of Incorporation/Charter of record in Book 9651, page 895; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 729 Ansley Court, Antioch, TN 37013
(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 our hands this 15th day of May, 2009.

Jason S. Moyer

Melanie J. Moyer

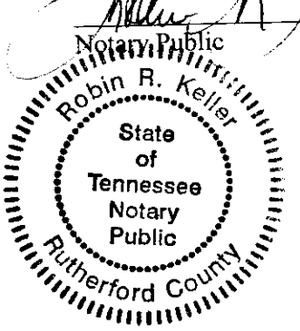
BILL GARRETT, Davidson County
Trans: T20090032998 DEEDWARR
Recvd: 05/19/09 13:48 2 pgs
Fees: 13.00 Taxes: 573.13
20090519-0046067

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jason S. Moyer and Melanie J. Moyer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 15th day of May, 2009.

Notary Public



My Commission Expires: 10/22/12