WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00 Affiant Subscribed and sworn to before me, this 28th DAY OF May, 2009. Notary Public MY COMMISSION EXPIRES: 7-2470 (AFFIX SEAL)
R-VRE-09-1025	
THIS INSTRUMENT WAS PREPARED BY Rudy Title and Escrow 2012 21st Ave South Nashville, TN 37212	

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Dennis	Bank of America, N.A.	
1025 McMahan Avenue	801 Cresent Center Dr., Ste. 510	
Nashville, TN 37216	Franklin, TN 37067	61-11-83.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we CHRISTOPHER MOON AND WIFE, AMANDA MOON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL DENNIS AND THOMAS C. DENNIS, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, 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 26, I.C. MCMAHAN'S SUBDIVISION OF MAPLEWOOD LANDS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 78, 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 CHRISTOPHER MOON AND WIFE, AMANDA MOON BY WARRANTY DEED FROM ANNA CAMPBELL, RECORDED ON THE 14TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050614-0067959, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 547, PAGE 78, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY CURRENTLY KNOW AS : 1025 MCMAHON AVE NASHVILLE,TN 37216

unimproved ( )

This is improved (X) property, known as 1025 McMahan Avenue, Nashville, Tennessee 37216

(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.

BILL GARRETT, Davidson County
Trans: T20090036657 DEEDWARR
Recvd: 06/03/09 09:58 2 pgs
Fees: 13.00 Taxes: 517.63

20090603-0051001

Witness my/our hand(s) this 28th day of May, 2009.

Christopher Moon

Amanda Moon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher Moon and Amanda Moon, 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 28th day of May, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

FRANCES RUDY NOTARY PUBLIC AT LARGE TENN.

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