WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/6/2013
(AFFIX SEAL)

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland D. Watts	NEW OWNER	050-02-0-004.00
(NAME)	(NAME)	
2819 Gallatin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, David L. Moneymaker and wife, Charlene Moneymaker f/k/a Charlene A. Hardison, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leland D. Watts, Married, 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. 4 on the Plan of Willow Creek, Section One, of record in Plat Book 5200, Page 629, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to David L. Moneymaker and Charlene A. Hardison, both unmarried, by Warranty Deed from Robert A. Eaves, Married, of record in Book 10457, Page 608, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Charlene Moneymaker f/k/a Charlene A. Hardison by David L. Moneymaker as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20091217-0114972 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20090085063 DEEDWARR
Recvd: 12/17/09 13:18 2 pgs
Fees:13.00 Taxes:185.00
20091217-0114973

unimproved ☐

This is improved ☒ property, known as 3521 & 3523 Brick Church Pike, Nashville, TN 37207

(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 11th day of December, 2009.

David L. Moneymaker

Charlene Moneymaker f/k/a Charlene A. Hardison

Charlene Moneymaker f/k/a Charlene A. Hardison
By: David L. Moneymaker as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David L. Moneymaker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11th day of December, 2009.

Commission expires:
5/6/2013

Notary Public

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of December, 2009, before me personally appeared David L. Moneymaker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and the person who executed the foregoing instrument on behalf of Charlene Moneymaker f/k/a Charlene A. Hardison, and acknowledged that he executed the same as the free act and deed of the said Charlene Moneymaker f/k/a Charlene A. Hardison, through Power of Attorney granted David L. Moneymaker by the said Charlene Moneymaker f/k/a Charlene A. Hardison.

Witness my hand and official seal at Franklin, Tennessee this 11th day of December, 2009.

Commission expires:
5/6/2013

Notary Public

TABITHA N. CALHOUN
Notary Public
Davidson County, State of Tennessee
My Commission Expires May 6, 2013

After Recording
Return to:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067

186