File No. 210010131

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 02/12/10 14:50 3 pgs
Fees:18.00 Taxes:1221.00
20100212-0011385

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sen' Derrick Dewayne Marks	~~NEW OWNER~~ XXXXXXXX Pinnacle National Bank	172-14-A-137CO
(NAME) 1737 Hickory Bark Lane	(NAME) 211 Commerce St., Ste 300	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN. 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Dedrick E. Moulton and Cathy Hammond-Moulton, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Sen' Derrick Dewayne Marks, unmarried**, hereinafter called the grantee(s), HIS 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. 66 on the Plan of Section Three, Wexford Downs of record in Instrument 20000810-0079246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dedrick E. Moulton and Cathy Hammond-Moulton, husband and wife by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation of record in Instrument 20021011-0125207 on 09/30/2002 and filed for record on 10/11/2002, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 221, Instrument 20000810-0079246, said Register's Office.

Restrictions of record in Book 10292, Page 51, said Register's Office as amended of record in Instrument 20000810-0079498, said Register's Office.

Sewer line Easement to Metro Government of Nashville of record in Book 11201, Page 766, said Register's Office.

Water line Easement to Metro Government of Nashville of record in Book 11444, Page 149, said Register's Office.

Sewer line Easement to Metro Government of Nashville of record in Book 11444, Page 177, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 10500, Page 444, said Register's Office.

Quitclaim Deed to Homeowner's Association as shown of record in 20040311-0028010, said Register's Office.

County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1737 Hickory Bark Lane, Nashville, TN 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 GRANTEE(S), HIS 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), HIS 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 hands this 28th day of January, 2010.

Dedrick E. Moulton

Cathy Hammond-Moulton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dedrick E. Moulton and Cathy Hammond-Moulton, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 28th day of January, 2010.

Commission expires: 9/25/13

Notary Public

File Number: 210010131

RETURN TO:

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 / (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tiffany R. Addison, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: _____

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013