Return to:
Greater Nashville
Title & Closing Co.
200 Madison Street
Madison, TN 37115

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Brad Preston Moseley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 20, 2010

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brad Preston Moseley	BAC Home Loans Servicing, LP	162160E05700CO
(NAME) 1464 Bell Trace Drive	(NAME) P.O. Box 15222	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Wilmington, Delaware 29886-5222	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20100009092 DEEDWARR
Recvd: 02/16/10 10:34 2 pgs
Fees:13.00 Taxes:525.40
20100216-0011652

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, Travis R. Witherington and Ashley N. Witherington

, as husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brad Preston Moseley, 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. 26 on the Plan of Bell Crest, Section Two, a Planned Unit Development, of record in Book 9700, Page 20, and 7900, Page 719 Register's Office for Sumner County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Travis R. Witherington and Ashley N. Porter by Warranty Deed from Wen Sue Lee of record as Instrument Number 20050908-0108010, recorded September 8, 2005 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS, ALSO SUBJECT TO , ALSO SUBJECT TO the Plan of Bell Crest Subdivision, Section Two of record in Book 9700, Page 20, Page 7900, Page 719, Register's Office for Davidson County, Tennessee which plan shows an Owner's Certificate, certain notes, easements , setback lines if any, as may be set forth thereon. Agreement for dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, of record in Book 9771, Page 565, Register's Office for Davidson County, Tennessee. Charter of Homeowners Association of record in Book 9421, Page 454, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 9408, Page 320, Book 9613, Page 20 and Book 9892, Page 927, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1464 Bell Trace Drive, 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 11th day of February, 2010.

Travis R. Witherington

Ashley N. Witherington

STATE OF TENNESSEE

COUNTY OF Davidson *husband and wife

On this 11th day of February, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Travis R. Witherington and Ashley N. Witherington***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 20, 2010

Deanie L. Gregory
Notary Public, Deanie L. Gregory

