WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100013106 DEEDWARR
Recvd: 03/04/10 14:38 2 pgs
Fees:13.00 Taxes:74.00
20100304-0016816

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Billy W Moon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2010.

2/21/2011
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

RICK G. MANSFIELD NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy W. Moon	MidSouth Bank	Map & Parcel :
(NAME) 920 Anderson Lane	(NAME) One East College Street	043-07-0-093.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37130	
(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, Claude Brewington, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy W. Moon and Nicole R. Moon, 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, and being all of Lot No. 44, on the Plan of Archwood Acres, Section 2, as shown on plat and survey of same appearing of record in Book 2331, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 44 fronts 149.01 feet on the southerly margin of Anderson Lane (formerly Thorton Road), and extends back 247.94 feet on the easterly line and 301.94 feet on the westerly line to a line in the rear, measuring 148.05 feet thereon.

Being the same property conveyed to Claude Brewington, by Quitclaim Deed from Margaret Brewington, as shown of record in Book 10798, page 416, and corrected by Scrivener's Affidavit of record in Instrument #20100223-0013657 and Instrument #20100223-0013658, Register's Office for Davidson County, Tennessee.

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

unimproved ☒

This is improved ☐ property, known as 920 Anderson Lane, Madison, TN 37115
(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 my hand this 2nd day of March, 2010.

Claude Brewington

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Claude Brewington, the bargainor, 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 Murfreesboro, Tennessee, this 2nd day of March, 2010.

Commission expires: 2/21/2011

Notary Public

