BILL GARRETT, Davidson County
Trans:T20100015722 DEEDWARR
Recvd: 03/17/10 15:12 2 pgs
Fees:13.00 Taxes:554.63
20100317-0020167

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Brandy Dean
1705 Stone Hollow Court
Hermitage, TN 37076

MORTGAGEE

Guaranty Trust Co.
316 Robert Rose Dr.
Murfreesboro, TN 37129

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 064-16-0-D
PARCEL 007.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Stuart Forrest Moore and wife, Jeannie K. Moore,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brandy C. Dean, unmarried,** 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. 218 on the plan of Section One, Truxton Park, as shown by plat of record in Instrument No. 20001026-0106272, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stuart Forrest Moore and Jeannie K. Moore, husband and wife by deed from Amy Campbell Del Rosario, a married woman, dated December 19, 2007 and filed of record in Instrument No. 20071221-0146633, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Restrictive Covenants for Truxton Park of record in Instrument No. 20001011-0100896 and in Instrument No. 20001030-0107559; First Supplementary Declaration of record in Instrument No. 20010522-0052910; Charter of record in Instrument No. 20001101-0108603; By-Laws of record in Instrument No. 20001101-0108604; Quitclaim Deed to Truxton Park Homeowners Association, Inc. of record in Instrument No. 20050311-0027268; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20001026-0106272, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1705 Stone Hollow Court Hermitage, TN 37076.**

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 5th day of March, 2010.

Stuart Forrest Moore

Jeannie K. Moore

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stuart Forrest Moore and wife, Jeannie K. Moore, the bargainor(s) 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 5th day of March, 2010.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1-2-12

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $149,900.00.

AFFIANT

Subscribed and sworn to before me this 5th day of March, 2010.

GREGG W. DEARMORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4, 2014

NOTARY PUBLIC

My Commission Expires: