BILL GARRETT, Davidson County
Trans:T20100075074 DEEDQC
Recvd: 11/29/10 14:01 3 pgs
Fees:17.00 Taxes:0.00

20101129-0094858

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Randall W. M
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF November 20 10
A. Wells
Deputy Register

Recording requested by: _____

When recorded, mail to:
Name: Randall Walker Moody
Address: 900 Cabernet Trail
City/State/Zip: Cane Ridge, Tenn. 37013

Space above reserved for use by Recorder's Office

Document prepared by:
Name Randall Walker Moody
Address 900 Cabernet Trail
City/State/Zip Cane Ridge Tenn. 37013

Property Tax Parcel/Account Number: 173-4A 165.00

Quitclaim Deed

This Quitclaim Deed is made on November 23rd. 2010, between Randall Walker M, Grantor, of 900 Cabernet Trail, City of Cane Ridge, State of Tennessee 37013, and Randall W. Moody and Lillian V. Moody (wife) Grantee, of 900 Cabernet Trail, City of Cane Ridge, State of Tennessee 37013.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 900 Cabernet Trail, City of Cane Ridge, State of Tennessee 37013:

See Exhibit A

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 0 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: NOVEMBER 23RD 2010

Signature of Grantor

RANDALL WALKER MOODY

Name of Grantor

Signature of Witness #1

Desiree Chambliss

Printed Name of Witness #1

Signature of Witness #2

John Listach

Printed Name of Witness #2

State of Tennessee County of Williamson

On 11/23/2010, the Grantor, Randall W. Moody,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Notary Signature

CLAY BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public,

In and for the County of Williamson State of Tennessee

My commission expires: 5/26/13

Seal My Comm. Exp. 05-26-2013

Send all tax statements to Grantee.

Exhibit A

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Randall Walker Moody**
Address **900 Cabernet Trail**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO:
Name **Union Planters Bank N.A.**
Address **P.O. Box 2127**
City/State/Zip **Memphis, TN 38101-2127**

FOR AND IN CONSIDERATION of the sum of **$10.00.** **Yazdian Construction Inc., a Tennessee Corporation** has this day bargained and sold, and does hereby transfer and convey unto **Randall Walker Moody, a married man, his** heirs and assigns, hereinafter referred to as "grantees", whether one or more, certain real estate located in **DAVIDSON** County, State of **TENNESSEE**, as follows:

Land in Davidson County, Tennessee, Being Lot No. 299 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, of record in Instrument Number 20040128-0010661, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Pine Oaks Properties Two, L.L.P., a Limited Liability Partnership, by Warranty Deed from Sun NLF Limited Partnership, dated April 2, 1998, recorded April 9, 1998, in Record Book 10881, page 126, and further conveyed to Yazdian Construction, Inc., by Quit Claim Deed of record in Instrument No. 20040908 0108831 Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 165

This is improved property known as: 900 Cabernet Trail, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness my hand this **2nd** day of **September, 2004.**

Yazdian Construction Inc.

By: Fred Yazdian, President

Davidson County DEEDUARR
Recvd: 09/08/04 15:34 2pgs
Fees:13.00 Taxes:781.63
[redacted]
20040908-0108832

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED before me, Jeffrey C. Horn, of the state and county mentioned, personally appeared Fred Yazdian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the President of Yazdian Construction Inc., the within named bargainor, a Corporation, and that such Fred Yazdian, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Corporation as President.

WITNESS MY HAND and official seal at office, this **2nd** day of **September, 2004.**

Commission expires **January 26, 2008**

Notary Public

JEFFREY C. HORN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 26, 2008

Vision Form SOCO1TN Rev. 07/08/96