WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,850.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2011 Notary Public MY COMMISSION EXPIRES: 7-3-12 (AFFIX SEAL)

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Raney	Same	**16012021200.**
(NAME) 712 Woodridge Court		
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Eduardo Moreno and wife, Roxanne Moreno**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Raney and Jacqueline Raney, Husband and wife**, 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. 9 on the Plan of Section "A", Woodridge, as of record in Plat Book 7900, page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Eduardo Moreno and wife, Roxanne Moreno, by Warranty Deed from James R. Kasnick and wife, Paula M. Power, dated August 27, 2003, of record in Instrument Number 20030902-0126655, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 712 Woodridge Court, Brentwood, TN 37027

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110023905 DEEDWARR
Recvd: 04/25/11 10:50 2 pgs
Fees:13.00 Taxes:1206.39
20110425-0031239

Witness our hands this **15th** day of **April, 2011**

Eduardo Moreno
Eduardo Moreno

Roxanne Moreno
Roxanne Moreno

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Eduardo Moreno and Roxanne Moreno,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **15th** day of **April, 2011**

Notary Public

My commission expires: 11/20/11

MYRA MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD