Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

WARRANTY DEED

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George Wood Moody	New Owner	173090A29100CO
(NAME)	(NAME)	
7847 Heaton Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110036272 DEEDWARR
Recvd: 06/17/11 09:05 2 pgs
Fees:13.00 Taxes:584.23
20110617-0046496

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Crystal Landrum and husband, Jeff Landrum**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **George Wood Moody, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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. 284, on the Plan of Phase Four, Lenox Village, as of record in Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal Landrum and husband, Jeff Landrum by Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 11/30/2004 and filed for record on 12/14/2004 in Instrument No. 20041214-0148428, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Instrument No. 20040806-0094784, said Register's Office.

Restrictive Covenants for detached structure of record in Instrument No. 20041105-0133851, said Register's Office.

Master Declaration of record in Instrument No. 20020315-0032825, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20020408-0042676, said Register's Office.

Charter of record in Instrument No. 20020412-0045831, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 7847 HEATON Way, NASHVILLE, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 15th day of June, 2011.

Crystal Landrum

Jeff Landrum

State of Tennessee
County of Williamson

Personally appeared before me Crystal Landrum and Jeff Landrum, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2011.

Notary Public
My Commission Expires: 9/23/13

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DONALD B. HARRIS, JR.

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027