# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110068953 DEEDWARR
Recvd: 11/02/11 15:25 2 pgs
Fees:13.00 Taxes:647.13
20111102-0085517

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Linda L. Moody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF October 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Lender's Title & Escrow, LLC, 2269 Wilma Rudolph Blvd., Suite 101 Clarksville, Tennessee 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Terrie L. Moody | First Guaranty Mortgage Corporation | 164 10 A 66.00C |
| (NAME) | (NAME) | |
| 2705 Streamfire Cove | 8180 Greensboro Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN | McLean, VA 22102 | |
| (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, Linda Vaughn and Robin Wheeler, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Terrie L. Moody, a single woman, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being all of Lot No. 214, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Robin Wheeler and Linda Vaughn by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as substitute trustee of record August 1, 2011 in Instrument # 20110801-0058751. Being the same property conveyed to Troy D. Olson, married from Southern Home Builders, LLC by Warranty Deed of record June 4, 2003 in Instrument # 20030604-0076346.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Restrictions of record in Book 11588, Page 484; Book 11669, Page 376; Instrument # 20010308-0021946 and Instrument # 20010504-0046260.

unimproved ☐

This is improved ☒ property, known as 2705 Streamfire Cove, Antioch, TN 37013
(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26 day of October, 2011. 26th day of October, 2011.

Linda Vaughn

Robin Wheeler

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Linda Vaughn and Robin Wheeler, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 26 day of October, 2011.

Commission expires:

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY

Notary Public