BILL GARRETT, Davidson County
Trans:T20110076967 DEEDWARR
Recvd: 12/06/11 10:28 2 pgs
Fees:13.00 Taxes:555.00
20111206-0095000

Prepared by:
Amy Cross Nance
Attorney at Law
111 Southeast Parkway Ct. Ste 200
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this _____ day of December 2011.

Notary Public
My commission expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:
Jason Gregory
680 Granwood Blvd.
Old Hickory TN 37138

Send Tax Bills to:
New Owner

Tax Information
063160A08700CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Peggy J. Ashburn Moeller , married hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jason Gregory , an unmarried man hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 310 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as of record in Plat Book 6900, page 550, 551 and 552 and Certificate of Correction in Book 7462, page 445 and Book 8110 page 401and by Amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Peggy J. Ashburn (nka) Peggy J. Ashburn Moeller by deed dated October 10, 2003 from Melissa Renee Heaton Brown and husband, Gregory Scott Brown of record in Instrument No. 20031021-0155617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Book 6900 Page 550, 551 and 552 and Certificate of Correction in Book 7462, page 445 and by Amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 7351 page 852 and amended in Book 7451 page 739 and Book 8336 page 393 and in any allied instruments(s) referred to in said restrictions. 4) Easements of record

in Book 11030 Page 740, 743 and 78 5) Charter of Hampton Park Homeowner's Association of record in Book 8517 Page 762 and amended in Book 8833 Page 216 6) Flood plain easements of record in Book 8207 page 276 and Book 8951 page 797

This property is improved property known as 680 Granwood Blvd., Old Hickory, Tennessee 37138

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 1st day of December, 2011.

Peggy J. Ashburn Moeller

Peggy J. Ashburn Moeller

Donald Moeller

Donald Moeller, who joins in this conveyance for the sole purpose of conveying any marital interest that he may have

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy J. Ashburn Moeller and Donald Moeller , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of December, 2011.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County