Prepared by:
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BILL GARRETT, Davidson County
Trans:T20120035360 DEEDWARR
Recvd: 05/14/12 13:36 2 pgs
Fees:13.00 Taxes:1265.40
20120514-0041488

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $342,000.00

Affiant

Subscribed and sworn to before me, this 11 day of May 2012.

Notary Public
My commission expires: 05-06-13

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul A. Moser 3824 Leona Pass Hermitage TN 37076	GUARANTY BANK, F.S.B P. O. BOX 245014 Milwaukee, WI 53224	098130C19000CO

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 Edward J. Hernandez and wife Susan E. Hernandez hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Paul A. Moser and Patti L. Moser, husband and wife 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. 183, on the Plan of Phase 5, Section 1, The Meadows of Seven Points, of record in Instrument 20060522-0059944, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward J. Hernandez and wife, Susan E. Hernandez by deed dated October 25, 2007 from Frank Batson Homes, Inc. of record in Instrument No. 20071029-0127251, 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 The Meadows of Seven Points, Section 1, Phase 5, of record in Instrument No. 20060522-0059944, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 11670, page 822, Register's Office for Davidson County, Tennessee 4) Bylaws for The Meadows of Seven Points Homeowners Association of record in Book 11670 Page 837 5) Access and Maintenance Easement of record in Book 11738, Page 776, said Register's Office 6) Storm Water Detention Agreement of record in Instrument No. 20060227-0021950 7) Dedication of Maintenance Agreement of record in Instrument No. 20070710-0082179, said Register's Office 8) Quitclaim Deed of record in Instrument No. 20090721-0068473

This property is improved property known as 3824 Leona Pass, Hermitage, Tennessee 37076

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 11 day of May, 2012.

Edward J. Hernandez

Susan E. Hernandez

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 Edward J. Hernandez and Susan E. Hernandez, 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 17 day of May, 2012.

Notary Public

Amy Cross Harris
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 07114