BILL GARRETT, Davidson County
Trans:T20120038519 DEEDWARR
Recvd: 05/25/12 10:03 2 pgs
Fees:13.00 Taxes:473.23
20120525-0045403

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

04-1204-54314

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $127,900.00

Affiant

Subscribed and sworn to before me, this 24th day of May, 2012.

Notary Public
My commission expires: 9-4-14

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherrise M. Wright	Pinnacle National Bank	176-05-0A-
6317 Wildgrove Drive	150 3rd Ave. South, Ste 900	097.00 CO
Antioch TN 37013	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Howard C. Moloy, II, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherrise M. Wright,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: **unmarried

Land in Davidson County, Tennessee, being Lot No. 274, on the Plan of Hickory Woods Estates, Section C, of record in Plat Book 6900, Page ~~885~~,886 & ~~887~~, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Howard C. Moloy, II and wife, Elgin Darlene Moloy by deed from Butler Construction, LLC, dated April 30, 1998 and recorded May 4, 1998, of record in Book 10913, Page 40, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Howard C. Moloy, II, a now single person by Quitclaim Deed from Howard C. Moloy, II and wife, Elgin Darlene Moloy, dated May 28, 2008 and recorded June 9, 2008, of record in Instrument No. 20080609-0058928, Register's Office for Davidson County, Tennessee.

Lisa Marks Moloy, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6317 Wildgrove Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 24th day of May, 2012.

Howard C. Moloy, II

Lisa Marks Moloy

Lisa Marks Moloy

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Howard C. Moloy, II and Lisa Marks Moloy, 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 in Smyrna, ~~TN, this~~ 24th day of May, 2012.

~~Paige B. Mayercik~~ Tabitha King
State of Tennessee at Large

My Commission expires: ~~11/22/14~~ 12/3/13

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY