ADDRESS NEW OWNERS and
SEND TAX BILLS:
PATRICIA MOONEY and
MICHELLE MOONEY
516 Canton Pass
Madison, TN 37115

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
52 - 8 - 68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **TAMARA ANN DENYES, KEITH ALAN SCHWARZ and KEVIN WAYNE SCHWARZ**, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **PATRICIA MOONEY and MICHELLE MOONEY**, as tenants in common with right of survivorship, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

LAND in the 11th Civil district of Davidson County, Tennessee; being Lot No. 144 on the Plan of Sequoia Valley, Section 3, as of record in Book 4460, Page 83, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the northerly margin of Canton Pass, being 165 feet west of the intersection of Canton Pass and Sioux Terrace; thence north 65 deg. 11' 30" west 107.8 feet to a concrete monument; thence north 10 deg. 30' west 96 feet to a concrete monument; thence north 45 deg. 55' east 57.7 feet to an iron pin: thence south 49 deg. 21' east 160.7 feet to an iron pin in the northerly margin of Canton Pass; thence easterly with said margin of said Pass, 89.7 feet to the point of beginning.

BEING the same property conveyed to Tamara Ann Denyes, Keith Alan Schwarz and Kevin Wayne Schwarz by Executor's Deed recorded May 6, 2011, of record in Instrument No. 20110506-00344858, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 516 Canton Pass, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

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BILL GARRETT, Davidson County
Trans:T20120054465 DEEDWARR
Recvd: 07/25/12 09:21 3 pgs
Fees:18.00 Taxes:591.63
20120725-0065210

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 19 day of July, 2012.

Tamara A Denyes
TAMARA ANN DENYES

Keith Alan Schwarz
KEITH ALAN SCHWARZ

Kevin W Schwarz
KEVIN WAYNE SCHWARZ

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, TAMARA ANN DENYES, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KEITH ALAN SCHWARZ, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 8/20/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KEVIN WAYNE SCHWARZ, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 19 day of July, 2012.

NOTARY PUBLIC

My Commission Expires: 8/10/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $159,900.00.

AFFIANT

Subscribed to and sworn before me, this the 23 day of July, 2012.

G. Diane Ladd
NOTARY PUBLIC

My Commission Expires: 11-20-12

G. DIANE LADD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

TIMOTHY D. FERGUSON
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