When recorded, please return to
Realty Title and Escrow Co., Inc.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14

(AFFIX SEAL)

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Drew A. Moorman	Magna Bank	09610006000
(NAME)	(NAME)	
3016 IRONWOOD Drive	6535 Quail Hollow Rd # 300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	Memphis TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120057930 DEEDWARR
Recvd: 08/06/12 11:00 2 pgs
Fees:13.00 Taxes:351.13
20120806-0069673

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Frank E. Stratton, III and Susan Stratton Bryant f/k/a Susan Lynn Stratton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Drew A. Moorman, unmarried and Brittany N. Burchfield, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, 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. 112, on the plan of Cloverhill, Section No. II, of record in Plat Book 2133, Page 46, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frank E. Stratton, III and Susan Lynn Stratton, by Deed from Dexter Syler, Trustee, dated 6/16/2011 in Instrument No. 20120806-0069671, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3016 IRONWOOD Drive, NASHVILLE, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 31st day of July 2012.

Frank E. Stratton III By Frank E. Stratton Jr. His Attorney In Fact

Frank E. Stratton, III
By: Frank E. Stratton, Jr., His Attorney in Fact

Susan Stratton Bryant By Frank E. Stratton Jr. Her Attorney In Fact

Susan Stratton Bryant
By: Frank E. Stratton, Jr., Her Attorney in Fact

State of TN
County of Wilson

On this 31st day of July, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Frank E. Stratton, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Frank E. Stratton, III, and Susan Lynn Stratton, and is authorized by them, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20120806-0069672 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 31st day of July, 2012.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122