BILL GARRETT, Davidson County
Trans:T20120074317 DEEDWARR
Recvd: 10/02/12 11:01 2 pgs
Fees:13.00 Taxes:850.63
20121002-0089658

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File # 2226163

WARRANTY DEED

THIS INDENTURE is made this the 28 day of September, 20 12, by Jonathan Moore, unmarried, First Parties, for the purpose of conveying the premises described herein to Jan Korabecna, an unmarried woman, Second Parties.

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the plan of section Five, Apple Valley, R-10, Residential PUD of record in Instrument Number 20060315-0029579, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to the party of the first part by Deed of record in Instrument Number 20061106-0137491 in the Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

The plan of record in Instrument Number 20060315-0029579, which shows an Owner's Certificate, certain notes, easements and setback lines; By-Laws of record in instrument No. 20020724-0088784 amended 20091116-0105278; State Tax Lien dated May 10, 2007, of record in Instrument Number 20070514-0057221; Storm Water Detention Agreement of record in Instrument Number 20020528-0082767; Deeds of Conveyance of Open Space to Apple Valley PUD Homeowner's Association, Inc. of record in Instrument Number 20080812-0082767; Restrictive Covenants of record in Instrument Number 20020724-0088783, and made applicable in 20060317-0030920; Charter of Apple Valley PUD Homeowner's Association, Inc. of record at Instrument Number 20020724-0088782; Subdivision Restrictions, Building Lines, Easements and other matters of record in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2012, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, the said First Party have hereunder set their hand and seal the day and year first above written.

Jonathan Moore
JONATHAN MOORE

STATE OF Tennessee)

COUNTY OF Sumner)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Jonathan Moore**, 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 AND SEAL AT OFFICE, in Davidson County, this the 20th day of February, 2013

Nicole L Chadwell
NOTARY PUBLIC

My Commission Expires:
4-23-13

NICOLE L. CHADWELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

STATE OF _____)

COUNTY OF _____)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, 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 AND SEAL AT OFFICE, in _____ County, this the ____ day of _____, 20__.

_____
NOTARY PUBLIC

My Commission Expires:

_____

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 229,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Subscribed and sworn to before me this the 28 day of September, 20 12

_____
NOTARY PUBLIC

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 4/6/2013

PROPERTY ADDRESS:
7241 WILD APPLE COURT
ANTIOCH, TN 37013

Jan Korabecna - Owner
PROPERTY OWNER/ PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

Peoples Home Equity, inc
ADDRESS:
5205 Maryland Way, Suite 100
Brentwood, TN 37027

PARCEL ID NO: MAP 182-12-8 PARCEL 120.00CO

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.