BILL GARRETT, Davidson County
Trans:T20120078828 DEEDWARR
Recvd: 10/17/12 09:42 2 pgs
Fees:13.00 Taxes:839.90
20121017-0095068

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of October, 2012 Notary Public MY COMMISSION EXPIRES: 8/16/14 (AFFIX SEAL)

JANE GRACE SUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aimee DeWitt	SIRVA Mortgage, Inc	173-9-A-569.00
(NAME)	(NAME)	
9059 Rigden Mill Drive	6200 Oak Tree Blvd Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Independence, OH, 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Matt Moman and Monica A.P. Moman, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Aimee DeWitt, unmarried**, hereinafter called the Grantee, her heirs and 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 Lot No. 543 as shown on the plan of Section One, Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Matt Moman, an unmarried man, by deed dated September 7, 2007 from Regent Homes, LLC, a Tennessee Limited Liability Company, in Instrument No. 20070911-0109084, Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record in Instrument No. 20110208-0011056, said Register's Office, Matt Moman conveyed all of his right, title and interest in subject property to Matt Moman and Monica A.P. Moman, husband and wife.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 9059 Rigden Mill Drive, Nashville, TN 37211

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 and assigns forever; and we do covenant with the said Grantees that we 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; 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 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 our hands this **12th** day of **October, 2012**

Matt Moman by Diane Crawford, Attorney-in-Fact

Matt Moman by Diane Crawford Attorney In Fact

Monica A.P. Moman by Diane Crawford, Attorney-in-Fact

Monica A.P. Moman by Diane Crawford Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matt Moman, as his Attorney In Fact, under Power of Attorney bearing Inst. No. 20121017009 5066, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Matt Moman, under said Power of Attorney.

Witness my hand and official seal at office in Nashville, Tennessee, this the 12th day of October, 2012.

Laurie M Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Diane Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Monica A.P. Moman, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20121017009 5067 Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Monica A.P. Moman, under said Power of Attorney.

Witness my hand and official seal at office in Nashville, Tennessee, this the 12th day of October, 2012.

Laurie M Harris
Notary Public

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

12-10-12