(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2012.

Notary Public
MY COMMISSION EXPIRES: 4-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

File No. G12-5324D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Addrienne Hardemon (NAME)	New Owner (NAME)	163-2-34
4436 Winton Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120079247 DEEDWARR
Recvd: 10/18/12 10:45 2 pgs
Fees:13.00 Taxes:480.63
20121018-0095617

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 HEREBYACKNOWLEDGED, WE, **Billy W. Moon, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Addrienne Hardemon,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

* 0306510

Land in Davidson County, Tennessee, being Lot No. 85 on the plan of HICKORY HIGHLAND PLACE, SECTION 2, PHASE 1, as shown by plat of record in Instrument No. 19991223-0306510, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Billy W. Moon from Adrienne L. Griffin and wife, Pamela J. Griffin, by Deed dated September 13, 2012, as Instrument No. 20110302-0016714, in the Register's Office for Davidson County, Tennessee.

Nicole Moon joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 10421, page 239, Book 11103, page 990, Book 11306, page 572, Book 11667, page 310, Instrument No. 20000201-0010122, and Instrument No. 20020528-0064349, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 19991223-0306510 and Instrument No. 19991223-0306511, Register's Office for Davidson County, Tennessee.

3. Metro Letter regarding order to repair of record in Instrument No. 20110314-0020118, Register's Office for Davidson County, Tennessee.

4. Notice of Completion of record in Instrument No. 20121001-0089248, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4436 Winton 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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 10th day of October, 2012.

Billy W. Moon — October 10, 2012
Billy W. Moon — Date

Nicole Moon — October 10, 2012
Nicole Moon — Date

STATE OF Florida

COUNTY OF Bay

ELIZABETH G HULSEY
MY COMMISSION # EE160921
EXPIRES December 02, 2014
(407)398-0153 NotaryOfAmerica.com

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Billy W. Moon and Nicole Moon, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of October, 2012.

My Commission Expires: 12-2-14

Elizabeth G Hulsey
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066