WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/13 14:47 3 pgs
Fees:18.00 Taxes:473.60
20130212-0014422

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

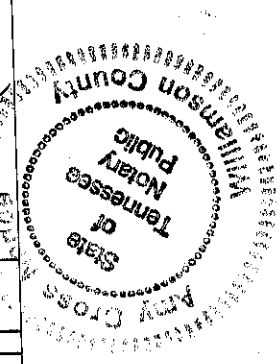
Michael L. Mooney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/28/15

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 7127 Crossroads Blvd., Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael L. Mooney	Wells Fargo	160140C01100CO
(NAME) 1816 Grey Pointe Dr ~~711 Fox Ridge Drive, Unit 711~~	(NAME) 10401 Deerwood Park Blvd.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Jacksonville, FL 32256	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lori Lynne Alexander, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael L. Mooney, a married person, 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:

Land in Davidson County, Tennessee, being Unit 711 on the plan of Brentwood Trace Condominiums Section II of record in Plat Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Trace Condominiums, Section Two, a horizontal property regime established by Master Deed of record in Book 5818, Page 915, and the By-Laws of record in Book 5818, Page 925, as amended in Book 5868, Page 70, said Register's Office.

Being the same property conveyed to Lori Lynne Alexander, unmarried by Warranty Deed from Diane N. Scott, unmarried, recorded on the 12th day of May, 1997 in Deed Book 10451, Page 63, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 5818, Page 915, as amended by instrument of record in Book 5868, Page 70, said Register's Office; easements and set back lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 711 Fox Ridge Drive, Unit 711, Brentwood, TN 37027
(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 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. 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 my hand this 11th day of February, 2013.

Lori Lynne Alexander

STATE OF TENNESSEE

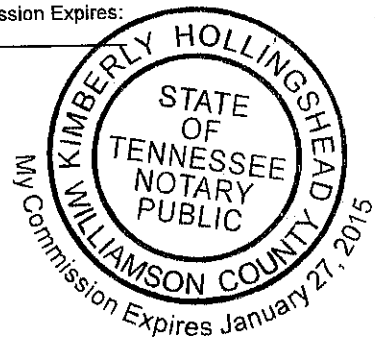
COUNTY OF WILLIAMSON

On this 11th day of February, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lori Lynne Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: _____

Notary Public,



I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

