BILL GARRETT, Davidson County
Trans:T20130013045 DEEDWARR
Recvd: 02/15/13 10:02 2 pgs
Fees:13.00 Taxes:499.50

20130215-0015528

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 11th day of February, 2013.

Notary Public
My commission expires: 3/4/15

03-1301-37897

Address of New Owner:	Send Tax Bills to:	Tax Information
Travis R. Moody 715 Spence Enclave Ln. Nashville TN 37210	Pinnacle National Bank PO Box 331678 Murfreesboro, TN 37133	094-16-0-E-011.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nancy H. Ligon, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Travis R. Moody,* hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 11, on the Plan of Spence Enclave Townhomes, as established by Declaration and Covenants, Conditions and Restrictions Established by The Spence Enclave Townhomes a Planned Unit Development, of record in Instrument No. 20061115-0141672; as amended in Instrument No. 20061117-0142842; Instrument No. 20061213-0153595; Instrument No. 20080222-0017508; Instrument No. 20080423-0041404; Instrument No. 20080507-0047102; Instrument No. 20100427-0031915; and by Scrivener's Affidavit and Correction Instrument of record in Instrument No. 20100428-0032407; as amended in Instrument No. 20121116-0105801, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nancy H. Ligon by deed from R. J. York Homes, LLC, dated May 3, 2007, recorded May 7, 2007, of record in Instrument No. 20070507-0054601, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 715 Spence Enclave Ln., Nashville, TN 37210

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Nancy H. Ligon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nancy H. Ligon and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 11th day of February, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires : 3/4/15

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2612 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122