When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017290 DEEDWARR
Recvd: 03/01/13 14:20 2 pgs
Fees:13.00 Taxes:303.40

20130301-0020929

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Rachelle Gauthier-Blair
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/8/2014

(AFFIX SEAL)

RACHELLE GAUTHIER-BLAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Keith Albert Moore	Magna Bank	043020A20500CO
(NAME)	(NAME)	
205 Cedarwood Lane	6525 Quail Hollow Rd, Ste 300	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **David A. Reed, married***, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Keith Albert Moore and wife, Jeanette Moore**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 205, on the plan of Resubdivision of a Portion of Phase Two, Cedarwood Courtyard Homes, Buildings N Thru Z, of record in Plat Book 5200, Page 590, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to David A. Reed, married by Deed from Vonnie Sue Smith and William C. Smith, dated 03/05/2004 and filed for record on 03/17/2004 in Instrument 200403170030057, Register's Office for Davidson County, Tennessee.

* Said property is not the marital residence of said Grantor, Grantor's spouse, or dependants, if any

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 5200, Page 590, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 5495, Page 661, said Register's Office. Said restrictions were amended in Book 6119, Page 402, Book 6216, Page 434, Book 6707, Page 216, Book 9010, Page 503, Book 9010, Page 505 and Instrument 200708020092060, said Register's Office.

By-Laws of record in Book 5307, Page 231, said Register's Office. Said By-Laws were amended of record in Instrument 200708020092059 and in Instrument 201209210085950, said Register's Office.
Charter of record in Book 5307, Page 226, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 5497, Page 595, Book 5684, Page 678, Book 6216, Page 432, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 205 Cedarwood Lane, Madison, TN 37115
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 25th day of February, 2013.

David A. Reed

State of Tennessee
County of Williamson

Personally appeared before me David A. Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of February, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD P. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027