BILL GARRETT, Davidson County
Trans:T20130033094 DEEDWARR
Recvd: 04/23/13 09:52 2 pgs
Fees:13.00 Taxes:610.50
20130423-0040121

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13040100

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BOX 50-B
~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $165,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of April, 2013.

Notary Public
My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jeffrey T. DeNooyer 4164 Longfellow Drive Nashville TN 37214	~~New Owner~~ Wells Fargo Home Mtg. P.O. Box 11758 Newark, NJ 07101-4758	Tax Parcel ID No. 062020B15700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas H. Moran and wife, Leslie M. Moran** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey T. DeNooyer, a single man** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 201, PHASE ONE, SECTION FOUR, ABBINGTON PARK, as shown on plat of record in Instrument No. 20050110-0003256, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas H. Moran and wife, Leslie M. Moran by Warranty Deed from Scott Waldoch and wife, Cheryl M. Waldoch, recorded on the 2nd day of October, 2008 in Instrument No. 20081002-0100332, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE ONE, SECTION FOUR, ABBINGTON PARK, as recorded in Instrument No. 20050110-0003256.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20030213-0020075, supplemented at Instrument No. 20050201-0011849 and any applicable amendments/supplements thereto.

Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027406.

Charter of Abbington Park Homeowners Association, Inc. of record at Instrument No. 20030303-0027405.

Storm Water Detention Agreement recorded at Instrument No. 20030109-0004246.

Deed to Homeowners Association for Common Area recorded at Instrument No. 20050201-0011847.

This is improved property located at 4164 Longfellow Drive Nashville TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2013.

Thomas H. Moran

Leslie M. Moran

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas H. Moran and Leslie M. Moran, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014