BILL GARRETT, Davidson County
Trans:T20130050210 DEEDWARR
Recvd: 06/14/13 11:26 2 pgs
Fees:13.00 Taxes:1239.13

20130614-0060989

Return to: WARRANTY DEED
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of May, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires November 4, 2013

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dempsey Wiley Moody, IV and Neil Ann Moody	Ameris Bank	171 04 0B 009.00CO
(NAME) 5628 Cloverland Park Drive	(NAME) 1800 Parkway Place, Suite 820	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Marietta, GA, 30067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 hereby acknowledged, I/WE, **Nicholas M. Buda**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dempsey Wiley Moody, IV and Neil Ann Moody, husband and wife**, 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 Lot 9, PLAN OF CLOVERLAND PARK, as shown on plat of record in Instrument No. 20001013-0102079, as corrected in Instrument No. 20010620-0065214, 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 Nicholas M. Buda by Quitclaim Deed from Lauren L. Buda dated May 30, 2012 of record in Instrument No. 20120530-0046450, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Nicholas M. Buda and Lauren L. Buda dated July 7, 2009 of record in Instrument No. 20090707-0063582, Power of Attorney recorded in Instrument No. 20090707-0063581, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5628 Cloverland Park Drive, Brentwood, TN 37027

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, has 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 our hands this **28th** day of **May, 2013**

Nicholas M. Buda

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Nicholas M. Buda**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **May, 2013**



Notary Public

My commission expires: