BILL GARRETT, Davidson County
Trans:T20130052173 DEEDWARR
Recvd: 06/20/13 10:55 2 pgs
Fees:13.00 Taxes:479.15
20130620-0063251

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133055

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2013. NOTARY PUBLIC My commission expires: 11-3-15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Moody 1616 Hunters Branch Road Antioch, TN 37013	Same as new owner	172-08-A-16.00

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Nine Thousand Five Hundred and 00/100 Dollars ($129,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ROBERT B. BOUGHTON AND WIFE, CYNTHIA L. BOUGHTON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **ELIZABETH A. MOODY**, hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

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 No. 16 on the Plan of Hunter's Branch, Section 2-A as of record in Book 6250 page 819 amended in Book 8815 page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert B. Boughton and wife, Cynthia L. Boughton, by Warranty Deed from John H. Whitlock, Jr, dated 9/27/2002, recorded 10/3/2002, of record in Instrument 20021003-0120648, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 1616 Hunters Branch Road, Antioch, TN, 37013.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, her heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of May, 2013.

ROBERT B. BOUGHTON

Cynthia L. Boughton

CYNTHIA L. BOUGHTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Robert B. Boughton and Cynthia L Boughton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30 day of May, 2013.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014