Davidson County DEEDWARR **Recvd: 10/21/13 08:31 3 pgs** **Fees:18.00 Taxes:4003.40** **20131021-0109344**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,082,000.00 Affiant Subscribed and sworn to before me, this 1st DAY OF October, 2013. Notary Public MY COMMISSION EXPIRES: 3/17/14 (AFFIX SEAL)

WARRANTY DEED

KW13-2605

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1500 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Greer Moak, III	Paul Greer Moak, III	
2605 Oakland	(NAME) 2605 Oakland	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	117-04-0-082
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BRIANNA MORANT AND HUSBAND, JASON A. MORANT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAUL GREER MOAK, III AND WIFE, TALITHA SHA MOAK, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 60 feet of Lot No. 200 on the Plan of Belmont Land Company's Plan of Lots, called Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 200 fronts 60 feet on the westerly side of Oakland Street and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Brianna Morant and Jason A. Morant, husband and wife by Deed from Elizabeth B. Bunting , an unmarried person of record in Instrument Number 20120910-0081736, Register's Office for Davidson County, Tennessee, dated September 5, 2012, recorded September 10, 2012.

Being the same property conveyed to Elizabeth B. Bunting by deed from Emmett Greer and spouse, Geraldine Greer of record in Book 11200, page 607, Register's Office for Davidson County, Tennessee, dated November 10, 1998, recorded November 11, 1998.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 34, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 2605 Oakland, Nashville, Tennessee 37212
(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 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 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/our hand(s) this 1st day of October, 2013.

Brianna Morant

Jason A. Morant

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of October, 2013, before me personally appeared Brianna Morant and husband, Jason A. Morant to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of October, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/17/14

PAMELA JO SMITHSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Homeland Title, LLC
[illegible] General George Patton Drive
Franklin, TN 37067