BILL GARRETT, Davidson County
Trans:T20130098317 DEEDWARR
Recvd: 11/19/13 13:25 2 pgs
Fees:13.00 Taxes:1291.30
20131119-0119329

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994 RACHEL MEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 3, 2017	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $349,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2013. Notary Public My Commission Expires: 07/03/17

Address New Owner As Follows:
Charles M. Vance II and
Jenna Vance
5933 Hitching Post Lane
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel Number:
172 14 0A 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARISSA G. MOORE AND HUSBAND, JEREMY H. MOORE** hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CHARLES M. VANCE II AND JENNA VANCE, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Wexford Downs, Section One, a planned unit development, of record in Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Marissa G. Moore and husband, Jeremy H. Moore by deed from Douglas W. Walker and wife, Elisa B. Walker, of record at Instrument No. 20101221-0101518, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions, including liens for assessments, of record in Book 10292, page 51, Register's Office for Davidson County, Tennessee, and First Supplement record in Book 10792, page 822, said Register's Office and Second Supplement record at Instrument No. 200008100079498, said Register's Office.

2. Matters shown on the Plan of record in Book 9700, pages 308 and 309, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 10357, page 925, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5933 Hitching Post Lane, Nashville, TN 37211.**

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 covenant with the said Grantees 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 15th day of November, 2013.

JEREMY H. MOORE

MARISSA G. MOORE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEREMY H. MOORE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 2013

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARISSA G. MOORE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of November, 2013

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Notary Public

My Commission Expires: _____