BILL GARRETT, Davidson County
Trans:T20130099026 DEEDWARR
Recvd: 11/21/13 13:45 2 pgs
Fees:12.00 Taxes:436.60
20131121-0120136

WARRANTY DEED

B-KW-13-6404

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Christopher L. Moody	Christopher L. Moody (NAME)	
6404 Patton Ave. (ADDRESS)	6404 Patton Ave (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Nashville TN 37209 (CITY) (STATE) (ZIP)	091-13-0-151.00

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 DANIEL N. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER L. MOODY AND TRACEY L. MOODY, HUSBAND AND WIFE, 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 PART OF LOTS NO. 2 AND 3, BLOCK M ON THE PLAN OF CROLYWOOD SUBDIVISION, SECTION II OF RECORD IN PLAT BOOK 1130, PAGE 100, 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 PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 28.0 FEET ON THE EASTERLY SIDE OF WEST BEND DRIVE AND EXTENDS BACK ALONG THE SOUTHERLY LINE NORTH 76 DEGREES 43' EAST WITH THE NORTHERLY MARGIN OF PATTON DRIVE 134.79 FEET TO AN IRON PIN IN THE REAR AND EXTENDS BACK ON THE NORTHERLY LINE NORTH 57 DEGREES 00' EAST 126.5 FEET TO AN IRON PIN IN THE REAR ON WHICH IT MEASURES 74.5 FEET THEREON. THIS CONVEYANCE IS MADE SUBJECT TO A SLOPE EASEMENT ALONG THE SOUTHERLY LINE OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DANIEL N. JONES BY WARRANTY DEED FROM C & B PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP COMPRISE OF N. T. CLINTON AND JAMES R. BELLAR OF RECORD AT INSTRUMENT NO. 20051201-0144274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 29, 2005 AND RECORDED ON DECEMBER 01, 2005. ERIN JONES, SPOUSE OF DANIEL N. JONES JOINS IN THIS CONVEYANCE TO CONVEY ANY AND ALL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 1130, PAGE 100; INSTRUMENT NUMBER 20051031-0131388; BOOK 4437, PAGE 236; INSTRUMENT NUMBER 20051201-0144274, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 6404 Patton Ave., Nashville, Tennessee 37209
(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 19th day of November, 2013.

Daniel N. Jones

Erin Jones

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DANIEL N. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of November, 2013.

Notary Public
My Commission Expires: 5-2014
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Return To:
Solomon P[illegible] & Escrow, LLC
8119 [illegible] 105
[illegible]

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027