BILL GARRETT, Davidson County
Trans:T20140004683 DEEDWARRSP
Recvd: 01/22/14 09:52 2 pgs
Fees:13.00 Taxes:1396.75
20140122-0005810

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $377,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of January, 2014.

(Affix Seal) Notary Public

My Commission Expires: 3/27/16

MARY R. BAKER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN

My Comm. Expires March 27, 2016

26272

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jeff Moats and wife, Sarah Moats	NEW OWNER	Map/Parcel
301 Maybelle Lane	700 12th Ave. South, Ste. 202	13009008100
Nashville, TN 37205	Nashville, TN 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, ROBERT G. CARLSON AND WIFE, HEATHER M. CARLSON, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto JEFF MOATS AND WIFE, SARAH MOATS, hereinafter called the GRANTEES, 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 Lot No. 4 on the Plan of Warner Courts, as of record in Book 2083, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 106.45 feet on the west side of Maybelle Lane and runs back between lines 163.9 feet on the southerly line and 174.5 feet on the northerly line and along the southerly margin of an unnamed private road to a dead line on which it measures 155.2 feet.

Being the same property conveyed to Robert G. Carlson and wife, Heather M. Carlson by Warranty Deed from Thomas T. Pennington and wife, Kathryn H. Pennington of record in Instrument No. 20010601-0057255, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County and City of Nashville taxes for the year 2014 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 13009008100 .

b. All matters appearing on the Plan of Warner Courts Subdivision, of record in Plat Book 2083, page 97, as amended in Instrument No. 20140110-0002711, Register's Office for Davidson County, Tennessee.

c. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6581, page 149, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 301 Maybelle Lane, Nashville, Tennessee 37205

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or 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 persons claiming by, through, or under the Grantor, but not further or otherwise.

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 21st day of January, 2014:

Robert G. Carlson

Heather M. Carlson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Robert G. Carlson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2014:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

Notary Public

My commission expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Heather M. Carlson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of January, 2014:

DOUGLAS S. HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires January 26, 2014

Notary Public

My commission expires: