Davidson County DEEDWARR
Recvd: 06/02/14 11:51 2 pgs
Fees:13.00 Taxes:560.55
20140602-0047174

WARRANTY DEED

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00 .

Linda Turner
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th DAY OF May, 2014.

Brenda S. Hunter
Notary Public

(Affix Seal)

My Commission Expires: 1/27/15

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WASHINGTON-H14101

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bobby L. Washington , an unmarried man	**Regions Bank d/b/a Regions Mortgage**	053.13-0-093.00
1521 Joe Pyron Drive	**2050 Parkway Office Circle**	
Madison, TN 37115	**Birmingham, AL 35244**	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PAMELA C. MOUDY, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BOBBY L. WASHINGTON , AN UNMARRIED MAN, 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 Lot No. 26 on the Plan of Phase I, Kimbolton of record in Plat Book 6900, Page 276-278, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Pamela C. Moudy by deed from Carol E. Wilson Ramsey and husband, William D. Ramsey of record at 200507060077786, recorded on 07/06/2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

( ) unimproved
This is (X) improved property known as 1521 Joe Pyron Drive, Madison, Tennessee 37115 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we 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 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, 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 29th day of May, 2014:

Pamela C. Moudy
Pamela C. Moudy

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Sonnacci, a Notary Public in and for said County and State, the within named PAMELA C. MOUDY, AN UNMARRIED WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 29th day of May, 2014.

Notary Public

My Commission Expires:

RHONDA M. SONNACCI NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

MY COMMISSION EXPIRES: June 22, 2015

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File #

True Copy Certification

I, Brenda Huntsman, 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 herewith 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, the undersigned, a notary public for this county and state, Brenda Huntsman, 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: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY