Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140056365 DEEDWARR
Recvd: 08/04/14 08:56 2 pgs
Fees:13.00 Taxes:913.90
20140804-0069390

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $247,000.00.

Affiant

Subscribed and sworn to before me as of the 31st day of July, 2014.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Cristy Norment and Colin Moon 521 Highcrest Drive Nashville, TN 37211	New Owner	147-15-0-149.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Ruby E. Kanagy, formally known as Ruby E. Jones**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Colin Moon, an unmarried man and Cristy Norment, an unmarried woman,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Whispering Hills, Section I, of record in Plat Book 2331, Pages 82, 83 and 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bobby J. Jones and Ruby E. Jones by deed from Edwin Hale Harris and wife, Mary Alice Harris, of record in Instrument No. 20060629-0077813, Register's Office for Davidson County, Tennessee, dated June 22, 2006 and recorded on June 29, 2006.

[Note: Bobby Ray Jones and Ruby E. Jones were married on July 18, 1981, the said Bobby Ray Jones having since died November 24, 2012, and having remained married to Ruby E. Jones without intervening divorce or legal separation until his death. Ruby E. Jones is the surviving tenant by the entireties with respect to the property herein conveyed. Bobby Ray Jones is one and the same person erroneously referred to as Bobby J. Jones.]

Being known as improved property located at 521 Highcrest Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2014 a lien, not yet due and payable.
2. Easements or claims of easements not shown by the Public Records.
3. Subject to all matters shown on the Plan of record in Plat Book 2331, Pages 82, 83 and 84 inclusive, Register's Office for Davidson County, Tennessee.
4. Restrictions of record in Book 2481, Page 499, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

The undersigned, Jesse Lee Kanagy, being the spouse of Ruby E. Kanagy, the Grantor herein, join in this deed for the sole purpose of conveying any right, title or interest he may have in or to the within described real property, if any, by virtue of marriage, and, notwithstanding any language contained in this deed to the contrary, makes no warranties or representations to Grantee(s) or their successors or assigns that any such rights exist as a matter of law. The undersigned is not an owner of record and is not named in any prior conveyance of the property.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 31st day of July, 2014.

Ruby E. Kanagy F/K/A Ruby E. Jones

Jesse Lee Kanagy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Ruby E. Kanagy F/K/A Ruby E. Jones, the bargainor, 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 in Nashville, Tennessee this 31st day of July, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal in Nashville, Tennessee this 31st day of July, 2014.

Notary Public

My Commission Expires: 3/7/17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017