WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

ROBERT M. LOFFI NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marvin D. Moore	Regions Mortgage	087010B03500CO
(NAME)	(NAME)	
2120 Christina Court	2050 Parkway office Cr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140057549 DEEDWARR
Recvd: 08/06/14 15:08 2 pgs
Fees:13.00 Taxes:934.25
20140806-0070885

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 considerations, the receipt of which is hereby acknowledged, **DB Construction, Inc.** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Marvin D. Moore and JoAnn F. Moore, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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 35, on the Plan of the Revised Plat for Monticello, as shown on plat of record as Instrument No. 20060417-0043313, 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 Alliance Construction, Inc. by Special Warranty Deed dated 12/27/2012 from BancorpSouth Bank, a Mississippi Corporation of record in Instrument 201301020000315, Register's Office for Davidson County, Tennessee. The said Alliance Construction, Inc. is now known as DB Construction, Inc. as referenced in the Articles of Amendment to the Charter of record filed at the Secretary of State as Corporate Control # 000538471

This conveyance is subject to: (1) All matters as set forth per Instrument 200604170043313; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200609120112994; (3) Stormwater Detention Agreement of record in Instrument 200407020078871; (4) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Instrument 201404210032844, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2120 Christina Court, Hermitage, TN 37076
(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/or 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/or 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 hand this 1st day of August, 2014.

DB CONSTRUCTION, INC.

David C. Braunscheidel
Secretary

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, David C. Braunscheidel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of DB Construction, Inc. and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and seal this 1st day of August, 2014.

Notary Public _____
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

