PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140086887 DEEDWARR
Recvd: 11/18/14 13:37 2 pgs
Fees:13.00 Taxes:858.40
20141118-0106324

W & I Ref: (DKM) Title No.: 57012
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
June Michelle Cox Shaun Keefe 7009 Oak Brook Terrace Brentwood, TN 37027	SWBC Mortgage Corporation 5055 Maryland Way, #200 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 181100A13800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$232,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Mark Moses and wife, Jodi Moses,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **June Michelle Cox, an unmarried woman, and Shaun Keefe, an unmarried man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 308 on the Plan of Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Moses and Jodi Moses, husband and wife, by Warranty Deed from Corinthian Custom Homes, Inc., dated February 10, 2005, recorded February 15, 2005 in Instrument No. 20050215-0017190, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20031029-0159380, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010912-0099443, amended in Instrument No. 20101206-0096935, Instrument No. 20030513-0064238, and Instrument No. 20100414-0020160, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Notice of Acceptance of Public Infrastructure of record in Instrument No. 20101207-0097319, said Register's Office; and Stormwater Detention Agreement of record in Instrument No. 20030110-0004645, said Register's Office.

This is improved property, known as 7009 Oak Brook Terrace, Brentwood, TN 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of November, 2014

Mark Moses

Jodi Moses

State of Tennessee

County of Davidson

On this 14th day of November, 2014, before me the undersigned authority, personally appeared Mark Moses and Jodi Moses, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $232,000.00.

Affiant

Sworn and subscribed before me this 14th day of November, 2014

Notary

My Commission Expires: 3-1-2015

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY