BILL GARRETT, Davidson County
Trans:T20140092379 DEEDWARR
Recvd: 12/10/14 12:33 2 pgs
Fees:13.00 Taxes:795.50
20141210-0113103

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-1190

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of December, 2014

Notary Public
Commission Expires: 5/23/16

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lucas A. Moomaw 500 Wagon Drive Nashville, TN 37221	Magna Bank PO Box 17257 Memphis, TN 38187-0257	142-03-0-035.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Brian Hemel and wife, Katie Hemel

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucas A. Moomaw, an unmarried man and Aubrey Burton Moomaw and Julia Moomaw, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 373 on the Plan of Walnut Hill Manor, Section 1, of record in Plat Book 4460, Page 108, 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 Brian Hemel and Katie Hemel by Warranty Deed from Ruth Y. Walker, unmarried, dated 9/21/09 and recorded 9/25/09 in Instrument Number 20090925-0089439, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 500 Wagon Drive, Nashville, TN 37221.

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5 day of December, 2014.

Brian Hemel

Brian Hemel

Katie Hemel

Katie Hemel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Brian Hemel and Katie Hemel
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/~~they~~ executed the within instrument for the purposes therein contained.

5th Witness my hand and official seal at Brentwood, Tennessee this 5 day of December, 2014.

Notary Public
My Commission Expires: 01-18-2016

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)