THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112454** BILL GARRETT, Davidson County Trans:T20140092840 DEEDWARR Recvd: 12/11/14 14:19 2 pgs Fees:13.00 Taxes:1106.30 20141211-0113624	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $299,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2014. Notary Public My Commission Expires: 9-19-18 KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ryan T. Moloney and Lindsey M. Moloney 6020 Gessner Ln Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ CBC NATIONAL BANK 1887 S 14th Street Fernandina Beach, FL 32034-3033	Tax Information: Tax Parcel ID No. 172-05-0B-164.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Derrick Allen Free and Wendy Carnahan Free, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan T. Moloney and Lindsey M. Moloney, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 50, PHASE 3, STERLING OAKS, as shown on plat of record in Instrument No. 20001122-0115320, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derrick Allen Free and Wendy Carnahan Free, husband and wife by Warranty Deed from James L. Kendrick and Susan M. Kendrick, husband and wife, recorded on the 16th day of July, 2004 in Instrument No. 20040716-0085274, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Conveyance of common areas recorded at 20050510-0052774; 20110421-0030897.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, STERLING OAKS, as recorded in Instrument No. 20001122-0115320 and Boundary Plat recorded in Plat Book 9700, Page 770.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10951, Page 547; Book 11514, Page 959 and Instrument No. 20001214-0123042 and Rule Regarding Enforcement of Governing Documents recorded at Instrument No. 20130419-0039232.

Terms and provisions of by-Laws recorded in Instrument No. 20001214-0123043.

Charter of Sterling Oaks Phase III Homeowners Association recorded in Book 10951, Page 540 and Instrument No. 20001214-0123041.

Conveyance of common areas recorded at Instrument Nos. 20050510-0052774 and 20110421-0030897.

This is improved property located at **6020 Gessner Ln Brentwood TN 37027**

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of December, 2014.

Derrick Allen Free

Wendy Carnahan Free

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derrick Allen Free and Wendy Carnahan Free, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of December, 2014.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018