BILL GARRETT, Davidson County
Trans:T20140093471 DEEDWARR
Recvd: 12/15/14 10:36 2 pgs
Fees:13.00 Taxes:406.63
20141215-0114366

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014.

Notary Public
My commission expires: 10/18/16

02-1410-49264

Address of New Owner:	Send Tax Bills to:	Tax Information
Maximilian V. Oates	Silverton Mortgage Specialists	109-05-0-D-060.00-CO
1756 Lincoya Bay Dr.	1201 Peachtree St. NE Ste 2050	
Nashville TN 37214	Atlanta, GA 30361	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other. good and valuable consideration, the receipt of which is hereby acknowledged, Donna Lynn Moebius, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Maximilian V. Oates, unmarried and Kathleen Oates, married, hereinafter called the Grantees, their successors 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 Unit No. 1756, on the Plan of The Cottages at Williams Bend, as established by and shown as Exhibit "C" to the Supplementary Declaration of record in Instrument No. 20041028-0129585, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna Lynn Moebius, unmarried by deed from 70 South Associates, LLC, dated August 31, 2005, recorded September 2, 2005, of record in Instrument No. 20050902-0105444, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1756 Lincoya Bay Dr., Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 12th day of December, 2014.

Donna Lynn Moebius

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Donna Lynn Moebius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 12th day of December, 2014.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

