WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sam Houston Moran Melanie Moran	new owner	130010100100co
(NAME)	(NAME)	
105 A Page Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Chris Haynes and Melissa R. Haynes, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sam Houston Moran and Melanie Moran, 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 Unit 105A as shown on Exhibit "B" Master Deed of 105 Page Road Townhomes of record in Instrument No. 20140328-0025804. Unit 105A and Garage 105A are located on Lot 2 Minor Subdivision Final Plat Revision of Lots 1 and 2 2nd Revision Plan of Highlands of Belle Meade No. 2 Block "J" of record in Instrument No. 20130822-0088728, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more comprehensive and binding description.

Being part of the same property conveyed to Chris Haynes and Melissa R. Haynes, husband and wife, by deed of record in Instrument No. 20130712-0072178, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 105 A Page Road, Nashville, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL CARRETT, Davidson County
Trans:T20150028485 DEEDWARR
Recvd: 04/16/15 09:29 2 pgs
Fees:13.00 Taxes:2830.50
20150416-0033552

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 do 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 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/our hands this 14th day of April, 2015.

Chris Haynes

Melissa R. Haynes

State of Tennessee
County of Wilson

Personally appeared before me Chris Haynes and Melissa R. Haynes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 9211

KASEY KELCHNER
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RUTHERFORD COUNTY
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