G12458
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WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of May 2015.

Notary Public

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Donald Moody, Jr. and Erlina Parcover-Moody	New Penn Financial, LLC	126 16 0A 372.00
(NAME)	(NAME)	
7137 Riverfront Drive	4000 Chemical Rd, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Scott Michael Keith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Donald Moody, Jr. and Erlina Parcover-Moody, 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. 462 on the Plan of Riverwalk, Phase 3A of record in Doc. No. 20041020-0126317, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Scott Michael Keith by Warranty Deed from Eric Greer and wife, Stephanie Greer, dated October 29, 2010 and recorded November 8, 2010 in Instrument No. 20101108-0089349 in the sad Registers Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7137 Riverfront Drive, Nashville, TN 37221

File Number: GRN-151665

BILL GARRETT, Davidson County
Trans:T20150044807 DEEDWARR
Recvd: 06/08/15 10:57 3 pgs
Fees:18.00 Taxes:851.00
20150608-0053432

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, has 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 our hands this 21st day of May, 2015.

Scott Michael Keith

Anastasia W. Keith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Scott Michael Keiththe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of May, 2015.

Notary Public

My Commission Expires: 7-2-18

(SEAL)

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

File Number: GRN-151665

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, has 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 our hands this 21st day of May, 2015.

Scott Michael Keith

Anastasia W. Keith

Anastasia W. Keith

STATE OF TENNESSEE

COUNTY OF Davidson

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

*Anastasia W. Keith

Witness my hand and official seal, this the 21st of May, 2015.

Notary Public

My Commission Expires:

(SEAL)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

File Number: GRN-151665