WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS-1750

BILL GARRETT, Davidson County
Trans:T20150072716 DEEDWARR
Recvd: 08/27/15 08:30 2 pgs
Fees:13.00 Taxes:580.90
20150827-0086697

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August, 2015.

Notary Public
MY COMMISSION EXPIRES: 8/23/2016
File No. G15-2559D

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jenohn A. Moore, an unmarried individual (NAME)	Synovus Mortgage Corp. (NAME)	34-7-A-93 CO
329 Harbor Village Drive (STREET ADDRESS)	2204 Lakeshore Drive, S. 325 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Alan Froehlich and Donna F. Wilson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenohn A. Moore, an unmarried individual,** 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. 74 on the plan of HARBOR VILLAGE, PHASE IV, as shown by plat of record in Instrument No. 20030723-0102986 and Instrument No. 20030611-0080857, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Alan Froehlich and Donna F. Wilson from Newmark Homes, LP, by Deed dated June 21, 2005, as Instrument No. 20050915-0110947, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318, Instrument No. 20030611-0080857, Instrument No. 20030723-0102986, Instrument No. 20050120-007505, and Instrument No. 20050729-0088636, and in any allied instrument(s) referred to in said restrictions.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20030723-0102986 and Instrument No. 20030611-0080857, Register's Office for Davidson County, Tennessee.
4. Master Deed as recorded in Book 7675, page 804 and Book 8402, page 569, Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 6635, page 254, Book 7637, page 813, Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.
6. Common Area conveyed to Homeowner's Association of record in Book 8485, page 966, Register's Office for Davidson County, Tennessee.
7. Bylaws of record in Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.
8. Easement to Comcast of Nashville as recorded in Instrument No. 20110930-0075699, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 329 Harbor Village Drive, Madison, TN 37115.

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. Whenever 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 hand(s) this 24th day of August, 2015.

Alan Froehlich — August 24, 2015 Date

Donna F. Wilson — August 24, 2015 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Alan Froehlich and Donna F. Wilson, husband and wife, the bargainor(s), 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.

Witness my hand and official seal, this 24th day of August, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066