Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $177,400.00

Affiant

Subscribed and sworn to before me, this 17th day of September, 2015.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150079496 DEEDWARR
Recvd: 09/18/15 10:13 2 pgs
Fees:13.00 Taxes:656.38
20150918-0094862

Address of New Owner:	Send Tax Bills to:	Tax Information
Ben Moore	SWBC Mortgage Corp	182-06-0A-302.00-CO
8860 Cressent Glen Court	9311 San Pedro Avenue Ste 100	
Antioch, TN 37013	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Mehaffey and Heather Mehaffey, husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ben Moore and Ashley Moore, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 367 on the Plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three-Section One of record in Plat at Instrument No. 20060420-0045296, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Mehaffey by Special Warranty deed from Quality Properties Asset Management Company, an Illinois Corporation of record in Instrument No. 20121126-0108275 Register's Office for Davidson County, Tennessee, dated October 25, 2012 and recorded on November 26, 2012.

This property is improved property known as **8860 Cressent Glen Court, Antioch, TN, 37013**

This conveyance is subject to the following: (1) Taxes for the year 2015 a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060420-0045296; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060116-0006750 and amended in Instrument No. 20101116-0091730 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped person; (4) Sewer & Drainage Easement of record in Instrument Number 20001030-0107214; (5) Easement to United Telephone Company of record in Instrument Number 20020123-0009339; (6) Easement for ingress & egress easement to cemetery of record in Instrument Number 20000203-0011193; (7) Charter for Old Hickory Hills HOA of record in Instrument Number 20020123-0009417, and amended in Instrument No. 20081219-0121385; (8) Storm water detention agreement of record in Instrument Number 20010306-0021333, Instrument Number 20030226-0025749 and Instrument Number 20040927-0116009; All of record in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 17th day of September, 2015.

Matthew Mehaffey

Heather Mehaffey

Heather Mehaffey joins in this conveyance solely to convey any marital interest she may have in the subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Matthew Mehaffey and Heather Mehaffey** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 17th day of September, 2015.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2015083840