File Box
248

This Instrument Prepared By:
Title Escrow of Brentwood, Inc.
5111 Maryland Way, Ste. 205
Brentwood, TN 37027
(615) 221-0032

BILL GARRETT, Davidson County
Trans:T20150090184 DEEDWARRSP
Recvd: 10/22/15 14:07 3 pgs
Fees:18.00 Taxes:103.60
20151022-0107719

ADDRESS NEW OWNER:
Darwin L. Anderton, et ux
157 Spring Valley Road
Nashville, TN 37214

SEND TAX BILL:
Darwin L. Anderton, et ux
157 Spring Valley Road
Nashville, TN 37214
MAP AND PARCEL: 108120A05400CO

State of Tennessee
County of Robertson

The actual value or consideration, whichever is greater, for this transfer is $28,000.00

X Donald R Moore
AFFIANT

Subscribed and sworn to before me this 13th day of October, 2015.

NOTARY PUBLIC

J.F. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 05-08-2017

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable considerations accepted, the receipt and sufficiency of which is hereby acknowledged, **Donald R. Moore and Brenda P. Moore, husband and wife,** hereinafter the "Grantor(s)", has this day bargained and sold, and does hereby transfers and conveys all of our interest unto Darwin L. Anderton and Michelle A. Anderton, husband and wife,, their heirs and assigns, hereinafter the "Grantee(s)" a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is improved property known as: 3309 Quail View Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract of 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.

And now **Donald R. Moore and Brenda P. Moore**, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby convey all of his interest unto the said **Darwin L. Anderton and Michelle A. Anderton**, their heirs and assigns, forever. Grantor(s) hereby covenants with the said Grantee(s) that, subject to and except for the title exceptions set forth in Exhibit "A" , title to the Land is free from all encumbrances made by Grantor(s), and that Grantor(s) does hereby warrant and will defend the title to the Grantee(s) against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other. Wherever used, the singular 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 13 day of OCTOBER, 2015.

X Donald R Moore
Donald R. Moore

Brenda P. Moore
Brenda P. Moore

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Donald R. Moore and Brenda P. Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 13 day of OCTOBER, 2015

NOTARY PUBLIC

My Commission Expires: 05-08-2017

J.F. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee and being Lot 44, Unit 18 on the Plan of the Revision of Lots 38 - 45 and 80 Quail Valley, Section Four, Phase VII on the Condominium site plan of record in Plat Book 5200, Page 522, as revised in Book 6900, Page 815, Register's Office for Davidson County, Tennessee, to which plan Reference is hereby made for a more complete and accurate legal description of said lot. Said lot was removed from the provisions of said Plat in Book 6900, Page 815, but reinstated by resolution of record in Book 11401, Page 410, and by Quitclaim Deed in Book 11401, Page 420, said Register's Office. Subject to the Master Deed according to the Tennessee Horizontal Property Act as set out in Section 64-2701, et-sec, of the Tennessee code annotated establishing Quail Valley Section 4, Phase 7, of record in Book 6058, Page 828, said Register's Office.

Being the same property conveyed to **Darwin L. Anderton and wife, Michelle A. Anderton,** (tenants by the entirety as to a ½ undivided interest) and **Donald R. Moore and wife, Brenda P. Moore,** (tenants by the entirety as to a ½ undivided interest) by Deed From Chris Thomas, of record in Instrument No. 20010309-0022398, Register's Office for Davidson County, Tennessee.

This convey is subject to 2015 taxes assumed by the Grantees.
All taxes for 2015 and subsequent years, which are a lien due and payable. (108120A05400CO)
Subject to all matters as set out on the plan of record in Book 5200, page 5222, revised in Book 6900, page 815, reinstated in Book 11401, page 410 and 11401, page 430, said Register's Office.
The premises herein conveyed is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone, cable and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Quail Valley, Section Four, Phase VII Condominium, of record in Book 6058, page 828, said Register's Office.
Deed to Common area as set out in Book 1101, page 420, said Register's Office.
Subject to the assessment of homeowners association fees, if any, assumed by the Grantees
Subject to any and all leases not of record or parties in possession.
This property is being sold as is.