NEW OWNER:

Velda Green
120 Habersham Court
Goodlettsville, TN 37072

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-1002

Map 026 Group 06-0 Parcel 010.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150090475 DEEDWARR
Recvd: 10/23/15 11:38 2 pgs
Fees:13.00 Taxes:415.51
20151023-0108063

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twelve Thousand Three Hundred and 00/100 Dollars ($112,300.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LINDA M. MOODY, UNMARRIED** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **VELDA GREEN, UNMARRIED** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 10 on the Resubdivision of Windsor Green Phase 1, Section 1, Lots 1-18, of record in Plat Book 6250, Page 374, Register's Office for Davidson County, Tennessee.

SAID Lot. No. 10 fronts 18.46 feet on the southeasterly margin of Habersham Court and extends back 116.42 feet on the northerly line and 156.78 feet on the southerly line to a dead line in the rear measuring 68.58 feet thereon.

BEING the same property conveyed to Linda M. Moody, unmarried, by Warranty Deed from Bruce Clay Bishop, unmarried, dated September 1, 1988, and of record in Book 7642, Page 972, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 120 Habersham Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **October, 2015**.

LINDA M. MOODY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LINDA M. MOODY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of **October, 2015**.

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **112,300.00**

AFFIANT

ANDREA R. BISHOP STATE OF TENNESSEE NOTARY PUBLIC SEVIER COUNTY

Sworn to and subscribed to before me this 21st day of **October, 2015**.

NOTARY PUBLIC

My commission expires: 3/20/18