**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Road, Suite 203A**
**Nashville, TN 37215**

**CRT File No. 15105501**

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of October, 2015.

Notary Public
My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150095341 DEEDWARR
Recvd: 11/09/15 13:00 2 pgs
Fees:13.00 Taxes:740.00
20151109-0113856

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| William C Moore and Jennifer L Moore<br>3417 CHANDLER COVE WAY<br>Antioch TN 37013-4577 | New Owner | Tax Parcel ID No.<br>173160A03200CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JUAANA, LLC, an Iowa Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William C Moore and Jennifer L Moore, Husband and Wife**, ("Grantees"),their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 170 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to JUAANA, LLC by Warranty Deed from Jonathan Carmel and wife, Barbara Carmel, recorded on the 29th day of July, 2013 in Instrument No. 20130729-0078250, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, as recorded in Instrument No. 20030213-0020016.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20020514-0059176, 20030313-0033781, 20030303-0027389, 20050308-0025064, 20050930-0117904, 20060828-0105537, 20060828-0105538, 20090908-0084135 and 20090908-0084136.

Charter recorded at Instrument No. 20030303-0027388 and 20081230-0123265.

This is improved property located at 3417 CHANDLER COVE WAY Antioch TN 37013-4577

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of October, 2015.

JUAANA, LLC

Steven C. Martens

By: Steven C. Martens, Member

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the State and County aforesaid, personally appeared Steven C. Martens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of JUAANA, LLC, an Iowa Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 30th day of October, 2015.

Nathan L. Powers

Notary Public

My Commission Expires: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY