This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Davidson County	**DEEDWARR**
Recvd: 12/01/15 14:57	**2 pgs**
Fees:13.00 Taxes:506.90	
20151201-0121196	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $137,000.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2015.

Notary Public
My commission expires:

D. MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Christopher H. Moran 1808 Lakewood Village Drive Antioch, TN 37013	New Owner	165-09-0A-007.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID PAUL SEMACH AND WIFE, JESSICA SEMACH, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHRISTOPHER H. MORAN, SINGLE MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Section One, Lakewood Village of record in Plat Book 9700, Page 555, 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 Victor Hazelwood, Trustee by Quitclaim Deed from David Paul Semach of record in Instrument No. 20120806-0069800, Register's Office for Davidson County, Tennessee, dated June 29, 2012 and recorded on August 06, 2012 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to David Paul Semach and wife, Jessica Semach.

Being also known as 1808 Lakewood Village Drive Antioch, TN 37013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1808 Lakewood Village Drive, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of November, 2015.

David Paul Semach

Jessica Semach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Paul Semach and Jessica Semach, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2015.

My commission expires:

1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016