WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Y-VRES-15-1840-SS

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Omni Community Services	new owner	
(NAME)	(NAME)	**165-09-0A-038.00**
2600 Grovesnor Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MEGHAN MOORE, UNMARRIED AND RANDALL MOORE AND WIFE, ROBERTA MOORE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **OMNI COMMUNITY SERVICES, A TENNESSEE NONPROFIT,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Two, Lakewood Village of record in Instrument Number 200002150015148, 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 Meghan Moore, a single person and Randall Moore and wife, Roberta Moore by Warranty deed from David Lee Bishop and wife, Laura Bishop of record in Instrument No. 20050120-0007347 Register's Office for Davidson County, Tennessee, dated January 11, 2005 and recorded on January 20, 2005.

This conveyance is subject to:

- Taxes for the year 2015.
- Subject to all matters shown on the Plan of record as Instrument Number 200002150015148, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10753, Page 41, and amended in Book 11425 Page 410 and Book 11512 Page 714, Register's Office for Davidson County, Tennessee.
- Charter of Lakewood Village HOA of record in Book 11421, Page 342 and corrected in Book 11425 Page 410 (at Page 434), in the Register's Office for Davidson County, Tennessee.
- Subdivision restrictions, building lines and easements of record in 20020321-0034912, in the Register's Office of Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10951 Page 654, in the Register's Office of Davidson County, TN.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1840 Lakewood Village Drive , Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20150108583 DEEDWARR
Recvd: 12/23/15 13:53 2 pgs
Fees:13.00 Taxes:506.90

20151223-0129311

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2015.

Meghan Moore by Roberta Moore Attorney in Fact

Meghan Moore by Roberta Moore, Attorney-in-Fact

Randall Moore

Roberta Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roberta Moore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MEGHAN MOORE and who acknowledged he/she/they executed the same as the free act and deed of the said MEGHAN MOORE.

Witness my hand and official seal, this the 21st of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212