This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15732

BILL GARRETT, Davidson County
Trans:T20150110073 DEEDWARR
Recvd: 12/30/15 13:44 2 pgs
Fees:13.00 Taxes:518.00
20151230-0131146

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste.100
Goodlettsville, TN 37072

New Owner is:
Donald Moody
305 Preakness Drive
Antioch, TN 37013

MAP: 150-14-0A-043.00 CO

PARCEL: 043.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Derica D. Dunn-Moody**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donald Moody**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **305 Preakness Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 43 on the Plan of Calumet, Phase Two, of record in Plat Book 7900, Page 367, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Derica D. Dunn-Moody, single, by Quitclaim Deed from Duane L. Dunn, single, dated 8/16/02 and recorded 8/29/02 in Instrument No. 20020829-0104802; and being the same property previously conveyed to Duane Dunn, single and Derica Dunn-Moody, single, by Warranty Deed from Dirk H. Friedlein and wife, Verana Friedlein, dated 8/8/00 and recorded 8/10/00 in Instrument No. 200008100079368, and re-recorded on 8/18/00 in Instrument No. 200008180081806, in the Register's Office of Davidson County, Tennessee.

ddm

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of December, 2015.

GRANTOR(S):

Derica D. Dunn-Moody

DERICA D. DUNN-MOODY

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Derica D. Dunn-Moody**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness ~~my~~ hand and seal on this the 29th day of December, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of December, 2015.

Jacqueline G Brown

NOTARY PUBLIC
My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY