WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023421 DEEDWARR
Recvd: 03/22/16 15:15 2 pgs
Fees:13.00 Taxes:795.50
20160322-0027232

P-TC-16-8428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Bernadette M. Dziesinski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Ray R. Dziesinski and Bernadette M. Dziesinski	**New Owner**	
(NAME) **8428 Beautiful Valley Drive**	(NAME) 808 Rodney Dr.	**126-15A-311.00CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MELVA V. MULDOON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAY R. DZIESINSKI AND WIFE, BERNADETTE M. DZIESINSKI,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 11 on the Plan of Final Plat Boone Trace, Section 8, Phase 1, Beautiful Valley Drive at Settlers Way, of record in Instrument No. 20031210-0177241, 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 Laurence R. Muldoon and Melva V. Muldoon, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20050330-0034550, Register's Office for Davidson County, Tennessee, dated March 25, 2005 and recorded on March 30, 2005. The said Laurence R. Muldoon having since died on January 14, 2008.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20031210-0177241;
- All matters on PUD Boundary Master Plat of record in Plat Book 6900, Page 470;
- Covenants, Conditions and Restrictions of record in Book 7265, Page 657, Book 9342, Page 312, re-reocrded in Book 9735, Page 931, Supplemented in Instrument Nos. 20000126-0008529, 20010717-0075902, 20010607-0060003, 20011003-0107279 and 20011119-0126832;
- Easements to Harpeth Valley Utilities district of record in Instrument Nos. 20040204-0013636, 20071116-0134581, 20071116-0134580 and 20071116-0134577;
- Charter of Boone Trace of record in Book 9607, Page 534;
- QuitClaim Deed for common areas to Boone Trace of record in Instrument Nos. 20011119-0126831 and 20070918-0111770;
- Easement of record in Instrument No. 20021217-0155375;
- Easements of record in Book 8992, Page 63 and Book 9665, Page 420;
- Storm Water Detention Agreement of record in Instrument Nos. 20001120-0114598 and 20021217-0155375;
- Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District of record in Instrument No. 20040406-00038745;
- Restrictions of record in Instrument No. 20050330-0034550, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8428 Beautiful Valley Drive , Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 21st DAY OF MARCH, 2016.

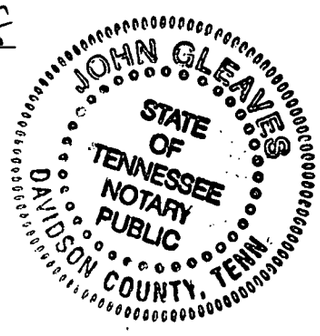
Melva V Muldoon
Melva V. Muldoon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELVA V. MULDOON, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of March, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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