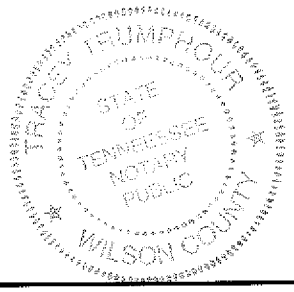
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Davis Moody	Joshua Davis Moody	163-110C-063.00-CO
(NAME)	(NAME)	
805 Beazer Lane	805 Beazer Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/14/16 11:13 3 pgs
Fees:18.00 Taxes:436.60
20160414-0035712

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 considerations, the receipt of which is hereby acknowledged, we, **Adam K. Wilson, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joshua Davis Moody and Jena Gail Moody, husband and wife,**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 63, on the plan of Revised, Bell Forge Village III, Section Five, of record in Plat Book 6900, Page 287, as revised in Plat Book 6900, Page 632 and corrected in Book 7524, Page 552, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Adam K. Wilson, unmarried, by Warranty Deed from Gloria Heidel, a single person, dated 03/22/2013 recorded 03/26/2013, of record in Instrument No. 20130326-0029455, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 6900, Page 287, as revised in Plat Book 6900, Page 632 and corrected in Book 7524, Page 552, in the Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions of record in Book 6040, Page 538, Amendment of By-Laws of record in Book 6306, Page 644, Annexation to Properties and Subjection to Declaration of record in Book 6350, Page 858, Amendment to Declaration of record in Book 6651, Page 207; (3) Easement Agreement of record in Book 7224, Page 246, First Amendment to Declaration of record in Instrument No. 20061229-0160925, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (4) Covenants, conditions, easements and restrictions of record in Book 7461, Page 530, First Amendment to Declaration of record in Book 7464, Page 967, Book 7508, Page 659, First Amendment to the By-Laws of record in Book 11348, Page 899, Second Amendment to the By-Laws of record in Instrument No. 20010627-0068129, Third Amendment to Declaration of record in Instrument No. 20010627-0068130, Third Amendment to the By-Laws of record in Instrument No. 20050810-0094532, Charter of Bell Forge Village Homeowners' Association, Phase III of record in Book 7483, Page 989, Book 7491, Page 883, Articles of

Amendment to the Charter of record in Book 8154, Page 962, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (5) Deed of Easement of record in Book 6710, Page 694, in the Register's Office for Davidson County, Tennessee.; (6) Deeds of Conveyance of record in Book 7026, Page 922, Book 9207, Page 495 and Book 9207, Page 499, in the Register's Office for Davidson County, Tennessee; (7) Grant of Easement of record in Instrument No. 20110620-0047275, in the Register's Office for Davidson County, Tennessee; (7) Quit Claim Deeds to the Homeowners Association of record in Book 7224, Page 241 and Book 7461, Page 565 and Book 7552, Page 83 as re-recorded in Book 7552, Page 697, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 805 Beazer Lane, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 8 day of April, 2016

Adam K. Wilson

Adam K. Wilson

State of Tennessee
County of Wilson

Personally appeared before me Adam K. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of April, 2016.

Notary Public ~~Tracey Trumphour~~ MJ
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

