THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16047146** BILL GARRETT, Davidson County Trans:T20160045871 DEEDWARR Recvd: 06/01/16 09:34 2 pgs Fees:13.00 Taxes:799.20 20160601-0054804	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $216,000.00. Affiant Subscribed and sworn to before me, this 19th day of May, 2016. Notary Public My Commission Expires: _____ TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Darlyne M Lewis 7847 Heaton Way Nashville TN 37211-7053	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0A-291.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George Wood Moody, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darlyne M Lewis, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of Phase Four, Lenox Village of record in Plat at Instrument No. 20040806-0094784, 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 George Wood Moody, unmarried by Warranty deed from Crystal Landrum and husband, Jeff Landrum of record in Instrument No. 20110617-0046496 Register's Office for Davidson County, Tennessee, dated June 15, 2011 and recorded on June 17, 2011.

Kathleen H Moody joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property as spouse of George Wood Moody.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Subject to all matters shown on Plan of record as Instrument No. 20040806-0094784, Registers Office for Davidson County, Tennessee.

Master Deed Restrictions of record as Instrument No. 20020315-0032825, Registers Office for Davidson County, Tennessee.

Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, Registers Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Registers Office for Davidson County, Tennessee.

Storm Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Registers Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Registers Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Registers Office for Davidson County, Tennessee.

Restrictive Covenant for detached structure of record as Instrument No. 20041105-0133851, Registers Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7847 Heaton Way Nashville TN 37211-7053

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of May, 2016.

George Wood Moody

Kathleen H Moody

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George Wood Moody and Kathleen H Moody, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2016.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018