Mail

G#26777-2K
After Recording, Return To:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

This Instrument Prepared By:
Larry K. Tolbert, Attorney at Law
425 West College Street
Murfreesboro, Tennessee 37130

BOX #14

ADDRESS NEW OWNER:
Turnberry Homes, L.L.C.
210 Jamestown Park Drive, Suite 102
Brentwood, TN 37027

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:
"New Owner"

MAP/PARCEL
181-00-9-174.00

BILL GARRETT, Davidson County
Trans:T20160048783 DEEDWARR
Recvd: 06/09/16 09:07 2 pgs
Fees:12.00 Taxes:0.00
20160609-0058223

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES E. MOON, JR. AND WIFE, JANICE M. MOON,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **TURNBERRY HOMES, L.L.C., a Tennessee limited liability company,** hereinafter called the "GRANTEE," its successors and assigns, a certain tract or parcel of land located in Davidson and Williamson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the Plan of Bluff Road Acres Subdivision, according to plat and survey of same appearing of record in Plat Book 5200, page 221, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 192.04 feet on Bluff Road, the northerly boundary being 408.71 feet to a rear line which measures 246.71 feet, containing 2.1818 acres, more or less.

Being the same property conveyed to Charles E. Moon, Jr. and wife, Janice M. Moon, by Warranty Deed dated June 19, 1985, of record in Book 6589, page 341, Register's Office of Davidson County, Tennessee, and in Book 546, page 263, Register's Office of Williamson County, Tennessee.

The captioned property is subject to matters on plat of record in Plat Book 5200, page 221, Register's Office of Davidson County, Tennessee. See also, right-of-way agreement to Gulf Interstate Gas Co. of record in Book 96, page 149, Williamson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 2.1818 acres, more or less, 6598 Bluff Road, Brentwood, TN 37027.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

BK: 6749 PG: 104-105
16019067
2 PGS:AL-DEED
434119
05/18/2016 - 08:46 AM

BATCH	434119
MORTGAGE TAX	0.00
TRANSFER TAX	2035.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	2048.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE

WITNESS our hands this 17th day of May, 2016.

CHARLES E. MOON, JR.

JANICE M. MOON

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public for said County and State, **CHARLES E. MOON, JR., and JANICE M. MOON,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2016.

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018 RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 10/21/18

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$550,000.00.**

AFFIANT

Subscribed and sworn to before me on this 17th day of May, 2016.

NOTARY PUBLIC
My Commission Expires:

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES 10/21/2018 RUTHERFORD COUNTY