WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075559 DEEDWARR
Recvd: 08/30/16 10:22 2 pgs
Fees:13.00 Taxes:671.55
20160830-0090582

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.20.2017

(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
Adrianna M. Flax	FdM Bank	
(NAME)	(NAME)	
1235 Westchester Drive	10 Cadillac Drive #100	04115003700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Brentwood, TN 37027	
(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 considerations, the receipt of which is hereby acknowledged, we, **Ginger Hess, Cindy Eatherly and Jim Mooneyan Jr., heirs of the estate of Cynthia Mooneyhan, aka Cynthia Marie Jones Mooneyhan**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adrianna M. Flax**, hereinafter called the GRANTEE(S), 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. 114, on the Plan of Section VI, Bellshire Estates, of record in Plat Book 2133, Page 129, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Jimmy E. Mooneyhan and wife, Cynthia Mooneyhan by Warranty Deed from Emily W. Dunn Logue and R. Neal Logue, dated 08/21/1973, recorded 08/22/1973 of record in Book 4739, Page 758, in the Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce under Docket No. 86D-155, Fourth Circuit Court for Davidson County, Tennessee and recorded in Book 7151, Page 526, Register's Office for Davidson County, Tennessee, title was divested from Jimmy E. Mooneyhan and vested in Cynthia Marie Jones Mooneyhan (parties incorrectly referred to as Mooneyham). Cynthia M. Mooneyhan died intestate on 01/13/2016, leaving Ginger Hess, Cindy Eatherly and Jim Mooneyan, Jr. as her sole heirs at law as evidenced under Docket No. 16P305, in the Probate Court Clerk's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 2133, Page 129, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 2294, Page 346 as amended of record in Book 2332, Page 175, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 1235 Westchester Drive, Nashville, TN 37207
(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), 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), 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 our hands this 26th day of August, 2016.

Ginger Hess

Ginger Hess

Cindy Eatherly

Cindy Eatherly

Jim Mooneyan Jr.

Jim Mooneyan Jr.

State of Tennessee
County of Wilson

Personally appeared before me Ginger Hess, Cindy Eatherly, and Jim Mooneyan Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of August, 2016.

Marilyn C. Newman

Notary Public

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

3 Mail to:
Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800