# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100083 DEEDWARR
Recvd: 11/14/16 10:55 2 pgs
Fees:13.00 Taxes:740.00
20161114-0119578

JOHN CLEARY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J-RM-16-924-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

**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) |
|---|---|---|
| **Ronell D. Moore, LLC** | **New Owner** | |
| (NAME) | (NAME) | **183-05-0A-074.00-CO** |
| **924 Colo Cove** | | |
| (ADDRESS) | (ADDRESS) | |
| **Antioch, TN 37013-4849** | | |
| (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, **FRANKLIN FE'LOY GIBBS AND WIFE, ALICIA GIBBS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RONELL D. MOORE, LLC,** 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. 410 on the Plan of October Woods, Phase One, Section Three of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 229, 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 Franklin Fe'Loy Gibbs and wife, Alicia Gibbs by Warranty deed from Yazdian Construction, Inc. of record in Book 10384, page 734, Register's Office for Davidson County, Tennessee, dated March 17, 1997 and recorded on March 19, 1997. (Value or consideration shown in aforementioned deed $167,650.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 909 as amended in Plat Book 7900, Pages 229 and 230 , Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9840, Page 276, amended in Book 10181, Page 986, Book 10548, Page 501, Book 10548, Page 503 and Book 11477, Page 748 and in Book 11700, Page 73, Register's 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.
- Charter for Home Owners Association of record in Book 9840, Page 259, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 709, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Sanitary Sewer of record in Book 9607, Page 427, in the aforesaid Register's Office.
- By-Laws of record in Book 9840, Page 267, in the Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 8443, Page 75 in the aforesaid Register's Office.
- Quit Claim Deed of Common Areas of record in Instrument Number 20000425-0041127, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement of record in Book 9771, Page 560 and Book 10010, Page 50, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5047, Page 661 and Book 5047, Page 656, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10384, Page 734, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **924 Colo Cove, Antioch, Tennessee 37013-4849**.

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 31st DAY OF OCTOBER, 2016.

Franklin Fe'Loy Gibbs by John Gleaves, Attorney-In-Fact

Alicia Gibbs by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FRANKLIN FE'LOY GIBBS AND ALICIA GIBBS, and who acknowledged he/she/they executed the same as the free act and deed of the said FRANKLIN FE'LOY GIBBS AND ALICIA GIBBS.

Witness my hand and official seal, this the 31st of October, 2016.

Notary Public
My Commission Expires:
(SEAL)

G. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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