WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000071 DEEDWARR
Recvd: 01/03/17 09:07 2 pgs
Fees:13.00 Taxes:564.25
20170103-0000080

J-CL-16-844-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020
(AFFIX SEAL)

PATRICIA PARSONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

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)
Lanny Mooneyham	**New Owner**	
(NAME)	(NAME)	**076-09-0-006.00**
300 Lake Terrace Dr.	P.O. Box 1068	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Madison, TN 37116	
(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, **JONATHAN RHODES AND WIFE, SONYA M. RHODES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANNY MOONEYHAM,** 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:

R.

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Stoner Mill, Section Two of record in Plat Book 6900, Page 904, 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 Jonathan Rhodes and wife, Sonya M. Rhodes by Quitclaim deed from Jonathan Rhodes of record in Instrument No. 20120829-0078065 Register's Office for Davidson County, Tennessee, dated August 24, 2012 and recorded on August 29, 2012. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7847, Page 63, 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.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **844 Stoners Mill Lane , Hermitage, Tennessee 37076**.

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 29th DAY OF DECEMBER, 2016.

Jonathan Rhodes by John Gleaves, Attorney-In-Fact

Sonya M. Rhodes 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 JONATHAN RHODES AND SONYA M. RHODES, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN RHODES AND SONYA M. RHODES.

Witness my hand and official seal, this the 29th of December, 2016.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

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