BILL GARRETT, Davidson County
Trans:T20170027820 DEEDWARR
Recvd: 04/03/17 11:55 2 pgs
Fees:13.00 Taxes:693.75

20170403-0032183

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$187,500.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|30 day of March, 2017.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lanny R. Mooneyham P.O. Box 1068 Madison, TN 37116	New Owner	053.07-0-053.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Angelique B. Campbell, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Lanny R. Mooneyham, unmarried

Hereinafter called the grantees, their heirs and 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. 12 on the Revised Plan of Village of Old Hickory, of record in Book 1424, Page 131, Register's Office for said County, and described as follows:

Beginning at a point on the westerly margin of Riverside Road, at the common corner of Lots 12 and 13; thence with the line between said Lots, northwesterly 120.5 feet to a corner of Lot 50; thence with the line between Lots 12 and 50, northeasterly 60.6 feet to a point on the south margin of Eighteenth Street; thence with the margin of same eastwardly 108.3 feet to the beginning of a curve; thence along said curve southeastwardly 51.2 feet to the westerly margin of Riverside Road; thence with the margin of said road, southwestwardly 75 feet to the beginning.

Being the same property conveyed to Angelique B. Campbell, an unmarried woman by deed from Estate Roy Cleveland Wallace, Jr: Diane Wallace Swann and Roy Cleveland Wallace, III, Co-Executors, of record in Book 10091, Page 127, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 1424, Page 131, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1800 Riverside Drive, Old Hickory, TN 37138**
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 30th day of March, 2017.

Angelique B. Campbell

Angelique B. Campbell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Angelique B. Campbell, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2017.

Susan Frensley Newton

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076