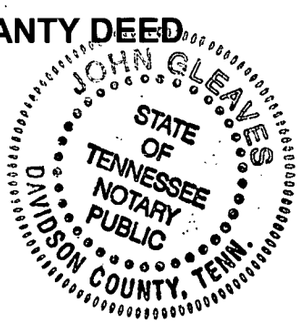
WARRANTY DEED



J-CL-17-105-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2017.

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)
Lanny Mooneyham	**New Owner**	
(NAME)	(NAME)	**085-14-0-017.00**
300 Lake Terrace Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(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, **JAMES H. CASON, II, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LANNY MOONEYHAM, UNMARRIED,** 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. 9 on the Plan of Guill Heights of record in Plat Book 2854, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot No. 9 fronts 200 feet on the Easterly side of Guill Court and extends back 249.1 feet on the Northerly line and 278.1 feet on the Southerly line to a dead line measuring 65 feet thereon.

Being the same property conveyed to Kenjiro Yamada, a single person by Warranty deed from Joe H. Gleaves and wife, Mayme D. Gleaves of record in Book 7919, page 772, Register's Office for Davidson County, Tennessee, dated August 16, 1989 and recorded on August 21, 1989. (Value or consideration shown in aforementioned deed $89,500.00.)

Being the same property conveyed to James H. Cason, II by Warranty deed from Kenjiro Yamada, a single person of record in Instrument No. 20170222-0017811 Register's Office for Davidson County, Tennessee, dated February 21, 2017 and recorded on February 22, 2017. (Value of consideration shown in aforementioned deed $200,000.00.)

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2854, Page 10, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer of record in Book 5180, Page 955, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **105 Guill Court , Nashville, Tennessee 37214-2507**.

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.

BILL GARRETT, Davidson County
Trans:T20170031912 DEEDWARR
Recvd: 04/17/17 14:11 2 pgs
Fees:13.00 Taxes:925.00
20170417-0037044

Witness my/our hand(s) this the 12th DAY OF APRIL, 2017.

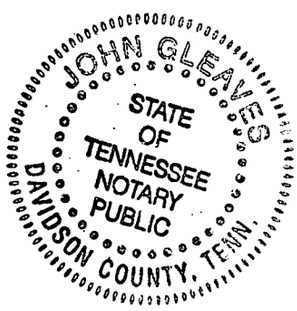
James H. Cason, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES H. CASON, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2017.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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