BILL GARRETT, Davidson County
Trans:T20170066203 DEEDWARR
Recvd: 08/02/17 08:55 2 pgs
Fees:13.00 Taxes:370.00
20170802-0078356

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$100,000.00
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|day of July, 2017.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7/6/2020
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

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 Mooneyham 300 Lake Terrace Drive Hendersonville, TN 37075	New Owner	064.04-0-051.00

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,

Ronald T. Ingrum and Mary A. Ingrum, husband and wife

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

Lanny 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. 19-A on the Plan of Zone Lot Division Lot 19, Lake Country, Section 1 of record in Plat Book 5200, Page 493 and amended in Plat Book 5800, Page 334, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Ronald T. Ingrum and Mary A. Ingrum, husband and wife, by Warranty Deed from Elizabeth Alexander, Jeffrey Miller, Christopher Miller, George M. Miller II, and Debra Blackmon, dated February 27, 2015, of record in Instrument Number 20150302-0017760, Register's Office for Davidson County, TN.

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 5800, Page 334 a resubdivision of Plat Book 5200, Page 493, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6095, Page 656 amended in Book 6198, Page 501, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4637 Woodview Circle, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CL-17-4637-H

Witness our hand(s) this 28th day of July, 2017.

Ronald T. Ingrum

Mary A. Ingrum

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Ronald T. Ingrum and Mary A. Ingrum, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

NOTARY PUBLIC

My Commission Expires: 9-11-17

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

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