WARRANTY DEED

Bill Garrett Davidson County
Batch# 48876 DEEDWARR
01/18/2018 12:01:10 PM 2 pgs
Fees: $13.00 Taxes: $666.00
20180118-0005305

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-CL-17-7780-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JANUARY, 2018.

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)	**8-186.00**
500 Gallatin Pike N		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **GARY ROSE AND WIFE, MARY S. ROSE,** 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, described as follows:

Beginning at an iron pin at the southwest corner of the Horace H. Raines property (Book 3369, Page 529, Register's Office for Davidson County, Tennessee), said point begin the East right of way of Whites Creek Pike (U.S. Highway 431); thence along the South line of Raines North 32 degrees 03 minutes 27 seconds East a distance of 204.40 feet to an iron pin; thence continuing with Raines South line North 62 degrees 35 minutes 11 seconds East a distance of 700.00 feet to an iron pin; thence leaving Raines South 29 degrees 27 minutes 59 seconds East a distance of 258.92 feet to an iron pin; thence South 62 degrees 35 minutes 11 seconds West a distance of 880.00 feet to an iron pin in the East right of way of Whites Creek Pike (U.S. Highway 431); thence along said right of way along a curve to the left with a radius of 1,989.51 feet for a distance of 155.06 feet to the point of beginning, according to survey by Earl R. Mayo, Registered Land Surveyor No. 1339, dated August 16, 1989.

Being the same property conveyed to Gary Rose and wife, Mary S. Rose by Quitclaim Deed from David G. Mansfield and wife, Lawanna Dawn Mansfield, recorded July 22, 2009 in Instrument No. 20090722-0068579; further being the same property conveyed to David G. Mansfield and wife, Lawanna Dawn Mansfield by Quitclaim Deed from Gary Rose and wife, Mary S. Rose, recorded May 18, 2006 in Instrument No. 20060518-0058457 and further being the same property conveyed to Gary Rose and wife, Mary S. Rose by Special Warranty Deed from Household Financial Center, Inc., recorded October 28, 2005 in Instrument No. 20051028-0130207, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7780 Whites Creek Pike, Joelton, Tennessee 37080**.

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 12th DAY OF JANUARY, 2018.

Gary Rose

Gary Rose

Mary S. Rose

Mary S. Rose

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY ROSE, 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 January, 2018.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY S. ROSE, 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 January, 2018.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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