Bill Garrett Davidson County
Batch# 54136 DEEDWARR
02/02/2018 10:09:10 AM 2 pgs
Fees: $13.00 Taxes: $481.00
20180202-0010772

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville,TN 37075
18-0020HV

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CLR-17-215-H

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2018

Notary Public
Commission Expires: 3-6-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lanny Mooneyham 215 Anderson Lane Madison, TN 37115	500 Gallatin Pike N Madison, TN 37115	043-05-0-012.00

WARRANTY DEED

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, I/WE,

Gary Lynn Haun, Sr., married

HEREINAFTER REFERRED TO AS 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 the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being a part of Lot C, and a part of Lot D, as shown on the Corrected Map of the W.P. Ready Subdivision of the E.H. Thornton Tract of record in Book 332, page 110, Register's Office for said County.

BEGINNING at a point in the northerly margin of Anderson Road, 186 feet East of the Southwest corner of Lot C; thence northerly parallel to the westerly line of Lot C; along the common boundary of the property herein conveyed, and the property conveyed by James K. Traughber and wife, Sara Traughber to Bryant Sanderson and wife, Earleen Sanderson, this same date of record in Book 2995, page 243, Register's Office for Davidson County, Tennessee, 300 feet to a point; thence in an easterly direction 50 feet to a point; thence northerly 300 feet to the northerly margin of Anderson Road; thence westerly 50 feet to the point of beginning.

BEING PART OF the same property conveyed to Gary Lynn Haun, Sr. (being one and the asme person as Gary L. Haun, Sr.), by Quitclaim Deed from Judith Ann Carlton Haun (being one and the same person as Judith C. Haun), dated 3/18/96 and recorded 4/17/96 in Book 10018, Page 955; and being the same property previously conveyed to Gary L. Haun, Sr. and wife, Judith C. Haun, by Warranty Deed from Earleen Sanderson, unmarried, dated 5/6/94 and recorded 5/23/94 in Book 9353, Page 606, in the Register's Office of Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 215 Anderson Lane, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of January, 2018.

Gary Lynn Haun, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Gary Lynn Haun, Sr., with whom I am personally acquainted (or 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 and official seal at Goodlettsville, Tennessee this 31st day of January, 2018.

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY