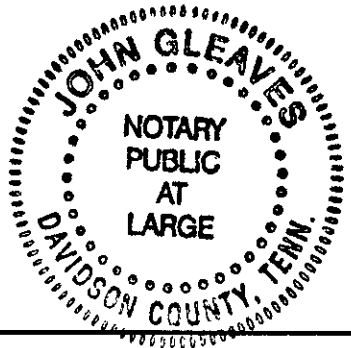
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lanny Mooneyham	Lanny Mooneyham	85-14-0-9.00
(NAME)	(NAME)	
500 Gallatin Pike N	500 Gallatin Pike N	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 89065 **DEEDWARR**
05/07/2018 09:14:59 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20180507-0043212

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Roy A. Williams Jr.,** a married man, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lanny Mooneyham,** an unmarried man, 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(s) 1, as shown on the map entitled the Plan of Guill Heights subdivision, of record in Book 2854, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roy A. Williams, Jr., a married man, by deed from Melissa Ragsdale Bloom, a married woman, Melanie Mundy, an unmarried woman, and Roger Ragsdale, an unmarried man, dated July 25, 2017 an filed for record July 26, 2017 as Instrument No. 20170726-0075855 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 2854, page 10, Register's Office for Davidson County, Tennessee.

Subject to an easement for Sanitary Sewers of record in Book 5223, page 467, Register's Office for Davidson County, Tennessee.

Subject to Restrictions of record in Book 2204, page 503, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated and assumed by the Grantee(s).

This property is investment property for the seller and has never been his marital residence.

unimproved ☐

This is improved ☑ property, known as 110 Guill Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-BOT-18110-H

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/our hands this 3rd day of May, 2018.

Roy A. Williams Jr.

State of Tennessee
County of Davidson

Personally appeared before me Roy A. Williams Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of May, 2018.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-22

File No.: 201804021

