WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-LM-18-2654

THIS INSTRUMENT WAS PREPARED BY

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

Bill Garrett Davidson County
Batch# 135403 **DEEDWARR**
08/31/2018 08:48:21 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180831-0086370

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Lanny Mooneyham	**New Owner**	
(NAME)	(NAME)	**052-09-0-183.00**
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, **LYNDA G. METLIKA, UNMARRIED,** 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:

R.

Being Lot No. 58 on the Plan of Woodale Grove Annex of record in Plat Book 547, Page(s) 109 and 110, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Included, But Expressly Excluded is the following described property found in Deed of record in Book 4002, Page 770, said Register' s Office and described as follows:

Beginning at a point, said point being the Northwest corner of Lot No. 56, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 150 feet to a point; said point being the Northeast corner of Lot No. 58; thence Southerly along the Easterly margin of Lot No. 58, 30 feet, more or less, to a point in the new proposed Southerly right-of-way line of Miami Avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue, 150 feet to a point in the Westerly line of Lot No. 56; thence Northerly along the Westerly line of Lot No. 56, 21 feet, more or less, to the point of beginning.

Being the same property conveyed to Lynda G. Metlika by Warranty deed from Precision Homes, Inc of record in Instrument No. 20050722-0085540 Register's Office for Davidson County, Tennessee, dated July 18, 2005 and recorded on July 22, 2005.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 4334, Page 145, Register's Office for Davidson County, Tennessee.
- Restrictive Covenents of record in Book 2811, Page 223 and Book 2811, Page 243, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes of record in Book 10718, Page 578, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20050722-0085540 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2654 Miami Ave., Nashville, Tennessee 37214**.

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 29th DAY OF AUGUST, 2018.

Lynda G. Metlika

Lynda G. Metlika

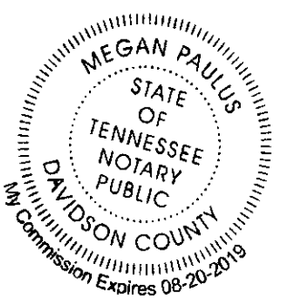
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNDA G. METLIKA, 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 29th of August, 2018.

Megan Paulus

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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