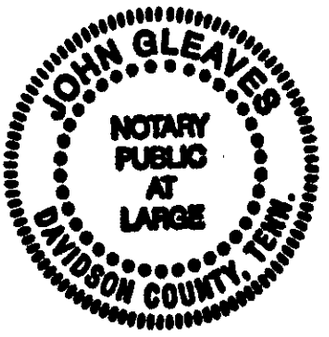


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 18th day of September, 2018.

NOTARY PUBLIC

My commission expires: 1-3-22

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 143984 **DEEDWARR**
09/21/2018 02:47:43 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180921-0093945

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Lanny Mooneyham (NAME)	New Owner (NAME)	04209000400
909 Old Hickory Blvd (ADDRESS)	500 Gallatin Pike N (ADDRESS)	
Madison, TN 37115	Madison, TN 37115	

Warranty Deed

For and in Consideration of the sum of $235,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Karen Nadine Cox,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Lanny Mooneyham**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, bieng part of Lot No. 1 on the Plan of Gleaves Land in the 11th Civil District, described as follows:

Being the East 80 feet on Lot No. 11 on the map of Locust Hill, not of record; being more particularly described in a survey by Howard George and Associates (Project No. 8414), dated February 28, 1984, as follows:

East 80 feet of Lot No. 11: Beginning at an iron pin set on the South right-of-way of Old Hickory Boulevard approximately 1240 feet East of the center line of Dickerson Pike; thence S 15 degrees 31' 00" W, 367.52 feet to an iron pin set; thence N 73 degrees 28' 00" W, 80.00 feet to an iron pin set; thence N 15 degrees 30' 50" E, passing a metal fence post at 342.98 feet, a total distance of 366.25 feet to an iron pin set on the said right-of-way, thence with said right-of-way S 74 degrees 22' 50" E, 80.00 feet to the beginning, more or less.

Being the same property conveyed to Nigel S. Cox and wife, Karen D. Cox, by Warranty Deed from Harold D. Woosley to Nigel S. Cox and wife, Karen D. Cox dated September 30, 2005, recorded in Instrument Number 20051004-0119658, Register's Office for Davidson County, Tennessee. Further conveyed to Karen D. Cox, a/k/a Karen Nadine Cox, by Quticlaim Deed from Nigel Stanley Cox, dated January 5, 2010, recorded in Instrument Number 20100114-0003411, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 909 Old Hickory Blvd, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 3-CL-18-909-H

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of September, 2018.

Karen Nadine Cox

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen Nadine Cox, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of September, 2018.

Notary Public
My Commission Expires:
5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122