Karen Johnson Davidson County
Batch# 258391 DEEDWARR
07/18/2019 08:08:48 AM 2 pgs
Fees: $13.00 Taxes: $518.00

20190718-0070173

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 15 **day of July, 2019.**

Notary Public
My commission expires: 07/06/20

06-1906-77221

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lanny Mooneyham 207 Lake Cove Old Hickory TN 37138	New Owner 500 Gallatin Pike N Madison, TN 37115	064-04-0-082.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Debbie G. Simmons, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lanny Mooneyham, an unmarried man,** hereinafter called the Grantees, their successors 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 No. 3-B, on the Plan of Zone Lot Division, Lot 3, Lake Country, of record in Book 5200, Page 493, as amended in Book 5800, Page 300, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Debbie G. Simmons, a single woman by deed from Sheila Ann Ferris, a single woman, dated July 23, 2001, recorded August 28, 2001, of record in Instrument No. 20010828-0093468, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 207 Lake Cove, Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-CL-14-20711

WITNESS my hand this 15 day of July, 2019.

Debbie G Simmons

Debbie G. Simmons

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debbie G. Simmon,**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 15 day of July, 2019.

Jason C Nguyen

State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY