THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219
(615) 244-5480

Davidson County DEEDWARR
Recvd: 12/07/04 12:34 2pgs
Fees:13.00 Taxes:703.00
20041207-0145692

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 160-16-C-71co

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this the 18 day of November, 2004.

My Commission Expires: April 21, 2011

Notary Public

MARIA DOMO NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS
Maria L. Pardoux
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 21, 2011

ADDRESS NEW OWNER(S) AS FOLLOWS:

Kristen Moore
(Name)
421 Old Towne Drive, Brentwood, TN 37027
(Street Address)

SEND TAX BILLS TO:

New Owner
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **KIMBERLY L. GARNER, A SINGLE PERSON,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **KRISTEN MOORE, A SINGLE PERSON,** hereinafter called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described in **Exhibit "A"** attached hereto and made a part hereof.

BEING improved property known as: 421 Old Towne Drive, Brentwood, TN 37027

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated between Grantor and Grantee and paid by the Grantor herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is 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 "Grantor" does further covenant and bind herself, her heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto on this ____ day of November, 2004.

Kimberly L. Garner

STATE OF Massachusetts
COUNTY OF Norfolk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristen L. Garner**, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Brookline (City/State), this 18 day of November, 2004.

Notary Public

Maridel V. Perdomo
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 21, 2011

My Commission Expires: April 21, 2011

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 71 on the plan of The Terraces at Brentwood Chase of record in Instrument No. 200011030109137, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kimberly L. Garner, a single person, by deed of record in Instrument No. 20010518-0051512, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restriction and easements of record.