This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070229

Commerce Union Title
100 Bluegrass Commons Blvd
Suite 2110
Hendersonville, TN 37075

Send Tax Bills To:
New Owner

New Owner is:
Christopher Schneider
4810 Danby Drive
Nashville, TN 37211

MAP: 147-05-0

PARCEL: 053.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Richard Moore and wife, Helen Moore**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher M. Schneider, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4810 Danby Drive, Nashville, TN 37211**

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 195 on the Plan of Section One (revised) Caldwell Hall, of record in Book 2900, pages 57-59, 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 Richard Moore and wife, Helen Moore from Corinne M. Lewis, unmarried, by deed dated December 10, 2001, filed for record on December 11, 2001 and recorded in Instrument No. 20011211-0136481, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 06/22/07 08:20 2 pgs
Fees:13.00 Taxes:736.30
20070622-0074510

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 25th day of May, 2007.

GRANTOR(S):

RICHARD MOORE

HELEN MOORE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Richard Moore and wife, Helen Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 25th day of May, 2007.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$199,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 25th day of May, 2007.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 28, 2010

NOTARY PUBLIC
My commission expires:_____