THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27014-09-2007** **Record & Return To:** **Founders Title & Escrow** **1912 21st Avenue South** **Nashville, TN 37212**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $480,000.00. Affiant Subscribed and sworn to before me this 28th day of September, 2007. Notary Public My Commission Expires: 9-16-09

JAI KEHEW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Amy Moore 232 31st Avenue North Nashville, TN 37203	**Send Tax Bills To:** Bank of America 9000 Southside Blvd. Bldg. 700 Jacksonville FL 32256	**Tax Information:** Map and Parcel No.: 104020X232.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dave A. Alexander and wife, Beth C. Alexander**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Amy Moore** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 232 31st Avenue North, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of September, 2007.

Dave A. Alexander

Beth C. Alexander

Davidson County DEEDWARR
Recvd: 11/07/07 10:06 2 pg
Fees:13.00 Taxes:1776.00
20071107-0131309

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Dave A. Alexander and Beth C. Alexander**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2007.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 232, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935 and Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764 and Instrument No. 20040915-0111215, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed.

Being the same property conveyed to Dave A. Alexander and wife, Beth C. Alexander by deed dated September 16, 2004 from Baty Development Group, LLC, of record in Instrument No. 20040928-0116653, Register's Office for Davidson County, Tennessee,

This conveyance is made subject to:

1. 2007 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for The Row at 31st Condominiums, of record in Instrument No. 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764 and amended in Instrument No. 20040915-0111215, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Instrument No. 20021011-0125352, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 57, page 114, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20020910-0109699, Register's Office for Davidson County, Tennessee.