(2)

File No. 271100852

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/07/08 10:25 2 pgs
Fees:13.00 Taxes:636.40

20080107-0001524

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1-10-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
return. Southern Title Services
David Kious, Attorney at Law
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kyle Frohock	Pinnacle National Bank	MAP 105-07-0/ PARCEL 328.00
(NAME) 1608 Martin Street	(NAME) 211 Commerce Street, Suite 300	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Keith M. Moorman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kyle Frohock and wife, Tessa Frohock**, HEREINAFTER CALLED THE GRANTEES, Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 6 on the Plan of George A. Patton's Subdivision as shown on plat of record in Book 974, Page 44 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brenda Harris and husband John W. Harris by Special Warranty Deed, dated October 9, 2003, of record in Instrument Number 200310230156718, said Register's Office. AND Being the same property conveyed to Keith M. Moorman by Warranty Deed, dated June 26, 2007, of record in Instrument Number 20070627-0076614, said Register's Office.

The above described tract or parcel of land is not, nor has it ever been the Grantor's primary residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Real property taxes for the year 2008 and thereafter, a lien not yet due and payable. (2) All matters shown on the plan of record in Plat Book 974, Page 44; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1608 Martin Street, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

Witness my hand this 4th day of January, 2008.

Keith M. Moorman

STATE OF TENNESSEE

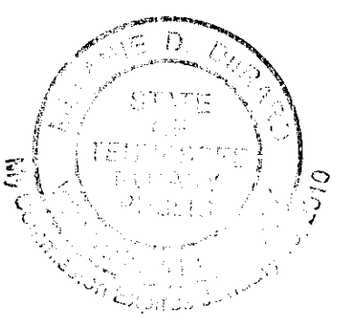
COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public, personally appeared Keith M. Moorman who is known to me 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 at office this 4th day of January, 2008.

Commission expires: 4-10-10

Notary Public



File Number: 271100852

RETURN TO:
Southern Title Services
8119 Isabella Lane, Suite 104
Brentwood, TN 37027