WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/16/08 09:25 2 pgs
Fees:13.00 Taxes:1776.00

20080416-0038345

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Brenda O. Bernstorf
Affiant

Subscribed and sworn to me on April 15, 2008.

Todd A. Bricker
NOTARY PUBLIC

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23165SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul Greer Moak III Talitha Sha Moak 920 Montrose Avenue Nashville, TN 37204	Same	118-01-304

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James R. Bernstorf and wife, Brenda O. Bernstorf, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Paul Greer Moak III and wife, Talitha Sha Moak, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson Count, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Montrose Place of record in Book 57, page 93, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to James R. Bernstorf and wife, Brenda O. Bernstorf, by Deed from Karla Branen, unmarried, of record as Instrument No. 20061106-0138035 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This property is also known as improved property located at 920 Montrose Avenue, Nashville, TN 37204.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands on April 15, 2008.

James R. Bernstorf

Brenda O. Bernstorf

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 15, 2008, before me personally appeared James R. Bernstorf and Brenda O. Bernstorf to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on April 15, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE