THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27666-04-2008** **Record & Return To:** **Wilkins & Ivey, Attorneys** **104 Woodmont Boulevard, Suite 100** **Nashville, TN 37205**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $165,000.00. Affiant Subscribed and sworn to before me this 16th day of May, 2008. Notary Public My Commission Expires: 3-20-2010 DEBORAH H. BERRIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Chad T. Moore, Tara T. Moore 2837 Paddle Wheel Drive Nashville, TN 37214	**Send Tax Bills To:** SunTrust Mortgage, Inc. Attn: Payment Processing P. O. Box 79041 Baltimore, MD 21279-0041	**Tax Information:** Map and Parcel No.: 062020B052.00CO

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, **Angela G. Flatt, now known as Angela G. Flatt Fitzpatrick*** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chad T. Moore and wife, Tara T. 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.

* married

This is improved property located at 2837 Paddle Wheel Drive, Nashville, TN 37214

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.

Jamie Ryan Fitzpatrick joins in the execution of this instrument for the purpose of conveying any and all interest he may have in the subject property by virtue of his marriage to Angela G. Flatt, now known as Angela G. Flatt Fitzpatrick.

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 16th day of May, 2008.

Angela D. Flatt now known as Angela D. Flatt Fitzpatrick

Angela G. Flatt, now known as Angela G. Flatt Fitzpatrick

Jamie Ryan Fitzpatrick

Jamie Ryan Fitzpatrick

Davidson County DEEDWARR
Recvd: 05/19/08 14:23 2 pgs
Fees:13.00 Taxes:610.50

20080519-0051310

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Angela G. Flatt, now known as Angela G. Flatt Fitzpatrick and Jamie Ryan Fitzpatrick**, 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 16th day of May, 2008.

NICHOLAS S. AKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAY 2, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Abbington Park, Phase One-Section Two, as of record in Instrument No.20030922 -0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Angela G. Flatt, an unmarried woman by deed dated February 25, 2004 from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20040304-0024666, Register's Office for Davidson County, Tennessee. Angela G. Flatt is now known as Angela G. Flatt Fitzpatrick.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Instrument No. 20010402-0031520 and Instrument No. 20000720-0071648, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions and Restrictions for Abbington Park of record in Instrument No. 20030213-0020075, amended in Instrument No. 20040401-0036606, and in Instrument No. 20041202-0143850, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. By-Laws of Abbington Park Homeowners Association, Inc., of record in Instrument No. 20030303-0027406, Register's Office for Davidson County, Tennessee.
5. Dedication of common area to Abbington Park Homeowners Association, Inc. of record in Instrument No. 20040415-0042646, Register's Office for Davidson County, Tennessee.
6. Charter of Incorporation of Abbington Park Homeowners Association, Inc. of record in Instrument No. 20030303-0027405, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee.
8. Easement for flowage of record in Book 2242, page 513, Register's Office for Davidson County, Tennessee.
9. Easement for 20-foot right-of-way of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.
10. Easement for transmission line of record in Book 1163, page 341, Register's Office for Davidson County, Tennessee.
11. Storm water detention agreement of record in Instrument No. 20030109-0004246 and in Instrument No. 20030508-0061633, Register's Office for Davidson County, Tennessee.