WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/08 10:36 2 pgs
Fees:13.00 Taxes:691.90

20080826-0087563

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$187,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of August, 2008.

Notary Public

My commission expires: 9-19-09
(AFFIX SEAL)

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan L. Gibson **Rachel E. Gibson**	Franklin American Mtg Co	**Map 141-06-0-C Parcel 083co**
3749 Springwater Drive	501 Corporate Centre Dr. Ste 400	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jaime L. Moran, formerly known as Jaime L. Fountain, and Michael Todd Moran, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan L. Gibson and Rachel E. Gibson, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 78 on the Plan of Riverbridge Community, Phase 1B, a Planned Unit Development, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jaime L. Fountain, an unmarried woman, and Michael Todd Moran, unmarried man, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee corporation, of record in Instrument No. 20040407-0039701, Register's Office for Davidson County, Tennessee. The said Jaime L. Fountain, having since married and is now known as Jaime L. Moran.

This instrument is being executed on behalf of Michael Todd Moran and Jaime L. Moran, formerly known as Jaime L. Fountain, pursuant to a Power of Attorney executed by same on the 4th day of August, 2008, of record in Instrument No.
20080826-0087562 **Register's Office for Davidson County, Tennessee.**

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20030205-0016044, amended in Instrument No. 20030303-0027396, and supplemental for Phase 1B in Instrument 20030806-0111893, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3749 Springwater Drive, Nashville, TN 37221**

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 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/our hand(s) this **22nd** day of **August, 2008.**

Michael Todd Moran
Michael Todd Moran

By: Faye Moran, atty in fact
Faye Moran, Attorney-In-Fact

Jaime L. Moran
Jaime L. Moran

By: Faye Moran, atty in fact
Faye Moran, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Faye Moran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jaime L. Moran, formerly known as Jaime L. Fountain, and Michael Todd Moran**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jaime L. Moran, formerly known as Jaime L. Fountain, and Michael Todd Moran**, for the purpose therein contained, by signing the names of **Jaime L. Moran, formerly known as Jaime L. Fountain, and Michael Todd Moran**, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of August, 2008.

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires: 3/22/09