Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Kathleen Brecker
Regina D. Moore
1074 HEARTSEASE DR.
WEST CHESTER PA 19382

SEND TAX BILL TO:
Owner

MORTGAGEE:
WELLS FARGO BANK

MAP	**93-52**
GROUP	**B**
PARCEL	**230CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Brandon L. Moore and wife, Regina D. Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Kathleen Brecker and Jennifer L. Estes as joint tenants with right of survivorship** , 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 a certain condominium apartment known as Unit No. 407 of the Horizontal Property Regime of Bennie Dillon, Condominium pursuant to Master Deed of record in Instr. 20051215-0150617, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Brandon L. Moore and wife, Regina D. Moore by deed from Bennie-Dillon Development Company, LLC of record in Instr. 20060517-0057854, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **700 Church St., Unit 407, Nashville, Tennessee 37203.**

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, have 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, and 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.

BILL GARRETT, Davidson County
Trans:T20090024707 DEEDWARR
Recvd: 04/14/09 15:57 2 pgs
Fees:13.00 Taxes:536.50
20090414-0033930

WITNESS our hands this the 1 day of **April, 2009.**

Brandon L. Moore

Regina D. Moore

STATE OF New Jersey
COUNTY OF Sussex

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brandon L. Moore and wife, Regina D. Moore**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 1 day of April, 2009.

NOTARY PUBLIC

My Commission Expires: Dec 5, 2013

PATRICIA D LUDGEN NOTARY PUBLIC NEW JERSEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of April, 2009.

R. Francene Kavin
NOTARY PUBLIC

My Commission Expires: 11/14/2012

R. FRANCENE KAVIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.