Davidson County DEEDWARR
Recvd: 07/17/09 08:13 3 pgs
Fees:18.00 Taxes:883.93
20090717-0066896

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Elizabeth H. Moore
144 Jefferson Square
Nashville, TN 37215

SEND TAX BILL:

New Owner

MAP AND PARCEL:

Map 131-5-A
Parcel 144

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Paige E. Watson, unmarried**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Elizabeth H. Moore, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Unit 144 on the Plan of Section One, Jefferson Square Townhouses, of record in Plat Book 4675, Page 12, Register's Office for said County, to which plan reference is made for a more complete description. Together with the appurtenant interest in the common elements of Jefferson Square (Section one), a horizontal property regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Bock 8550, page 3, said Register's Office.
>
> Being the same property conveyed to Paige E. Watson, by deed from Matson H. Sanderson and Kimberly E. Dowland Sanderson, husband and wife, of record as Instrument No. 20060831-0107751, dated August 28, 2006, said Register's Office.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements as may affect the premises.

This is improved property known as 144 Jefferson Square, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and

forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 15th day of July, 2009.

Paige E. Watson by Eric Johnson, Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20090717-0066895, RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Eric Johnson, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Paige E. Watson and who acknowledged that he executed the same as the free act and deed of Paige E. Watson.

Witness my hand and official seal this 15th day of July, 2009.

Notary Public

My Commission Expires: 09/25/2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $238,900.00.

X Elizabeth N. Moore
AFFIANT

Subscribed and sworn to before me
this 15th day of July, 2009.

NOTARY PUBLIC

My Commission Expires: 09-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

