Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #09-1236

BILL GARRETT, Davidson County
Trans:T20090063343 DEEDWARR
Recvd: 09/16/09 10:42 2 pgs
Fees:13.00 Taxes:2349.50
20090916-0086398

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jackson R. Moran and wife, Anna M. Moran**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey Scott Moats and wife, Sarah Beidler Moats**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25, Block "J" on the Second Revised Plan of Highlands of Bellemeade No. 2, as shown on plat of record in Plat Book 1130, page 71-72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jackson R. Moran, unmarried and Anna M. Elkins, unmarried, as joint tenants with right of survivorship, by deed from Marion Katherine Hooper Jackson and Bradley Christopher Jackson dated June 16, 2005 of record as Instrument No. 20050624-0073051 and as re-recorded as Instrument No. 20050630-0075489, Register's Office for Davidson County, Tennessee. Anna M. Elkins is now known as Anna M. Moran by virtue of her marriage to Jackson R. Moran.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 110 Heady Drive, Nashville TN, 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 14th day of September, 2009.

Jackson R. Moran

Anna M. Moran

State of Tennessee)
County of Davidson)

On this 14th day of September, 2009, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jackson R. Moran and Anna M. Moran, the bargainor(s), 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 the execution as a free act and deed.

Notary Public

My Commission Expires: 7-15-09
7-8-2013

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 635,000.00.

Affiant

Sworn and subscribed before me on this the 14th day of September, 2009.

Notary Public

My Commission Expires: 7-15-09
7-8-2013

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

NEW OWNER:
Jeff Moats
110 Heady Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
New Owner

TAX MAP-PARCEL #:
130-10-112