THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 29351-02-2010** **Record & Return To:** **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue, Suite 140** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $235,000.00. Affiant Subscribed and sworn to before me this 26th day of March, 2010. Notary Public My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Christopher Manning 900 Magnolia Court West Nashville, TN 37221	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 142110B00100CO

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, **Matthew A. Moore and wife, Allison P. Moore**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Manning and Amanda Manning, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 900 Magnolia Court West, Nashville, TN 37221

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.

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 26th day of March, 2010.

Matthew A. Moore

Allison P. Moore

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Matthew A. Moore and Allison P. Moore**, 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 26th day of March, 2010.

Notary Public

My Commission Expires:

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

My Commission Expires MAY 2, 2011

BILL GARRETT, Davidson County
Trans:T20100018658 DEEDWARR
Recvd: 03/31/10 09:22 2 pgs
Fees:13.00 Taxes:869.50

20100331-0023818

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Magnolia Place as of record in Plat Book 7900, page 729, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Matthew A. Moore and wife, Allison P. Moore by deed dated July 16, 2004 from Stephen E. Hobbs, unmarried of record in Instrument No. 20040722-0087887, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Magnolia Place of record in Book 9367, page 807, 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. Charter of Incorporation of Magnolia Place Homeowner's Association, Inc. of record in Book 9391, page 887, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 729, Register's Office for Davidson County, Tennessee.
5. Easement to Bellevue Christian Church of record in Book 7788, page 977, Register's Office for Davidson County, Tennessee.
6. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 7803, page 640, Register's Office for Davidson County, Tennessee.