NEW OWNER:

ELIZABETH NICOLE MOORE
422 LAZY CREEK LANE
NASHVILLE, TN 37211

SEND TAX BILLS TO:
NEW OWNER

Map 161
Group 13-0-B
Parcel 422.00CO

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
125 North Castle Heights Ave, Ste. B
Lebanon, TN 37087

FILE NO: 10-0341

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20100054326 DEEDWARR
Recvd: 08/31/10 12:28 3 pgs
Fees:18.00 Taxes:780.73
20100831-0069117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eleven Thousand, and Seven 00/100 Dollars ($211,007.00)** cash in hand paid, the receipt of which is hereby acknowledged **John B. Hart, and wife, Sue Ann Hart** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **Elizabeth Nicole Moore** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> LAND in Davidson County Tennessee, being Unit 422 On the plan of Creekside of Brentwood, as shown on Exhibit B of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Sue Ann Hart and husband, John B. Hart, Jr., by Warranty Deed from Pulte Homes Tennessee, LP, dated July 3, 2007, of record in Instrument No. 20070706-0081102, Register's Office of said county.
>
> This is IMPROVED property known as 422 Lazy Creek Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 27th day of August, 2010.

John B. Hart Jr.
JOHN B. HART, JR.

By: Sue Ann Hart POA
SUE ANN HART, Attorney-in-Fact
Pursuant to Power of Attorney of
Record in Book —, Page —, ROWCT
*** Instrument # 20100831-0069116**

Sue Ann Hart
SUE ANN HART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SUE ANN HART**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **JOHN B. HART, JR.**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of August, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-2-2013

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **SUE ANN HART**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of AUGUST, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$211,007.00**

AFFIANT

Sworn to and subscribed to before me this 27th day of August, 2010.

NOTARY PUBLIC

My commission expires: 6-2-2013

TODD A. TRESSLER, II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY