WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100058932 DEEDWARR
Recvd: 09/20/10 11:07 2 pgs
Fees:13.00 Taxes:314.50
20100920-0074522

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2010

Notary Public:

MY COMMISSION EXPIRES: November 7, 2011
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Justin Moses	WR Starkey Mortgage, LLP	Parcel ID:
3209 Lakeford Drive	5055 W. Park Blvd., Ste. 300	10808022600
Nashville, TN 37214	Plano, TX 75093	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ashley Parker, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Justin Moses , a single person
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:

BEING Lot No. 66B, on the Plan of East Lake Subdivision, Zone Lot Division, Lots 65, 66, and 67 , of record in Plat Book 5200, Page 342 and amended in Plat Book 5200, Page 677, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ashley Parker by deed from Gilbert L. Smith, of record in Instrument 20100525-0040244, dated May 21, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 5761, Page 355, Register's Office for said County.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5200, Page 342 and amended in Plat Book 5200, Page 677, said Register's Office.

Power of Attorney of record in Instrument 20100920-0074521, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3209 Lakeford Drive, Nashville, TN 37214

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my hand this 16th day of September, 2010.

Ashley Parker by Mickey Smith her Atty in Fact

Ashley Parker by Mickey Smith her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mickey Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Ashley Parker as his/her/their Attorney in Fact as the free act and deed of the within named Ashley Parker.
Witness my hand and official seal at Nashville, Tennessee the 16th day of September, 2010.

My Commission Expires: 11-22-10

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.