WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Scott A. Carter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of February, 2011.

Patricia Nicholls
Notary Public:

MY COMMISSION EXPIRES: 11/7/12
(AFFIX SEAL)

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:
Scott A. Carter	NEW OWNER	Parcel ID:
409 Dominion Ct.		07108034200
Franklin, TN 37067		

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

Timothy Ray Moore, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Scott A. Carter , married
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. 19, on the Plan of Rawls Home Corporation, of record in Plat Book 1130, Page 33, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

INCLUDED BUT EXCLUDED FROM THE ABOVE DESCRIBED is a parcel of land conveyed to the Metropolitan Government of record in Book 8410, Page 721, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Timothy Ray Moore by Quitclaim Deed from West Wood Communities, Inc. and Tim Moore, of record in Instrument 20100915-0073390, dated September 14, 2010, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 1130, Page 33; and (3) Sewer Easement to Metro of record in Book 3943, Page 988 and Temporary Construction Easement of record in Book 8410, Page 721, 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 526 E. Trinity Lane, Nashville, TN 37207

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 11th day of February, 2011.

Timothy Ray Moore
Timothy Ray Moore

BILL GARRETT, Davidson County
Trans:T20110009075 DEEDWARR
Recvd: 02/14/11 09:18 2 pgs
Fees:13.00 Taxes:185.00

20110214-0012327

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 Timothy Ray Moore, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2011.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.