Davidson County DEEDWARR
Recvd: 04/27/11 09:01 3 pgs
Fees:18.00 Taxes:1020.83
20110427-0032039

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-110400112

WARRANTY DEED

MEGHAN G. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$275,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 26th day of APRIL, 2011

Notary Public

MY COMMISSION EXPIRES: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CATHERINE PORTER MOORE, M.D./PhD **109 Jefferson Square** **Nashville, TN 37215**	owner	**131-05-OA-109.00**

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,

TODD E. GRABOIS AND WIFE, MELISSA GRABOIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CATHERINE PORTER MOORE

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:

Land in Davidson County, Tennessee, being Unit 109 on the Plan of Section One, Jefferson Square Townhouses, as of record in Book 4675, page 12, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Jefferson Square Section One, a Horizontal Property Regime established by Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693, Book 8550, page 3, Instrument No. 20051027-0130020 and Instrument No. 20100503-0033416, Register's Office for said County.

Being the same property conveyed to Todd E. Grabois and wife, Melissa Grabois by Warranty Deed from Harper Industries, Inc., dated 5-20-09 and recorded 5-27-09 in Instrument No. 20090527-0048533, in the Register's Office of Davidson County,Tennessee.

ALSO BEING the same property previously conveyed to Harper Industries, Inc., by Warranty Deed from Lawrence J. Cormier and wife, Marilyn Cormier, dated 6-7-96 and recorded 6-12-96 in Book 10084, page 673, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **109 Jefferson Square, Nashville, TN 37215**
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 our hands this 26th day of APRIL, 2011.

Todd E. Grabois by Melissa Grabois Attorney in Fact

TODD E. GRABOIS BY MELISSA GRABOIS, ATTORNEY IN FACT

Melissa Grabois

MELISSA GRABOIS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MELISSA GRABOIS the bargainor(s) 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 Smyrna, Tennessee, this 26th day of APRIL, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this the 26th day of April, 2011, before me personally appeared Melissa Grabois to me known to be the person who executed the foregoing instrument in behalf of Todd E. Grabois as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Todd E. Grabois

Witness my hand and official seal at Smyrna, Tennessee, this the 26th day of April, 2011.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY