THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20110032825 DEEDWARR
Recvd: 06/02/11 11:23 2 pgs
Fees:13.00 Taxes:1842.60

20110602-0042161

TRICIA BALL
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 $ 498,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 2011

Notary Public

MY COMMISSION EXPIRES: 9/8/13

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel K. Crocker	new owner	MAP 116-08-E
108 Adams Park		PARCEL 108.00CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Eddith S. Moats, Trustee of The Eddith S. Moats Living Trust established by the Revocable Trust Agreement of Eddith S. Moats, dated February 8, 2011**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel K. Crocker and Katherine S. Crocker, husband and wife**

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:

A certain building site being Lot No. 108 on the Plan of Sugartree, Phase III, which is of record in Book 4860, pages 117-121, Registers office for Davidson County, Tennessee, as revised in Book 5050, page 69, to which specific reference is hereby made and together with appurtenant, non-exclusive interest in the common and limited common areas as shown on said Plan and as provided in the Declaration of Covenants, Conditions and Restrictions as referred to in Book 4857, page 157, as supplemented and amended in Book 4874, page 463, Book 4911, page 356, Book 4996, page 126, Book 5003, page 688 and Book 5087, page 220, Registers office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Edwin W. Moats and wife Eddith S. Moats, by deed from Richard D. Bird, Trustee with full power, etc of record din Book 5126, page 953, Registers office for Davidson County, Tennessee, dated March 17, 1977. And being the same property conveyed to Eddith S. Moats by Quitclaim Deed from Edwin W. Moats of record in Book 8003, page 906, Register office for Davidson County, Tennessee, dated December 12, 1989. And further, being the same property conveyed to Eddith S. Moats, Trustee of The Eddith S. Moats Living Trust, established by the Revocable Trust Agreement of Eddith S. Moats, dated February 8, 2011 by deed from Eddith S. Moats of record in Instrument No. 201102170013379, Registers office for Davidson County, Tennessee, dated February 8, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **108 Adams Park, Nashville, TN 37205.**

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 ___ hand( ) this the 31st day of May, 2011.

The Eddith S. Moats Living Trust, established by the Revocable Trust Agreement of Eddith S. Moats, dated February 8, 2011

Eddith S. Moats, Trustee

Eddith S. Moats, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Eddith S. Moats** with whom I am personally acquainted and who upon his oath acknowledged herself to be the **Trustee** of the **The Eddith S. Moats Living Trust, established by the Revocable Trust Agreement of Eddith S. Moats, dated February 8, 2011** the within named bargainors, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Eddith S. Moats** as such **Trustee**.

Witness my hand and seal this the 31st day of May, 2011.

My Commission expires May 6, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Eddith S. Moats** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2011.

My Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2011.

My Commission expires _____

_____
Notary Public