BILL GARRETT, Davidson County
Trans:T20110037196 DEEDWARR
Recvd: 06/21/11 15:38 2 pgs
Fees:13.00 Taxes:503.20
20110621-0047620

This Instrument Prepared By:
ADAM T. DODD, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL: 73-5-175

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Jeffrey L. Moody
2708 Sandy Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Flagship Mortgage Corporation
100 Old Wilson Bridge Road, Ste 207
Worthington, OH 43085

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ELIZABETH M. BOARDMAN, TRUSTEE FOR THE ELIZABETH M. BOARDMAN REVOCABLE LIVING TRUST** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JEFFREY L. MOODY, MARRIED,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 13, on the Plan of Riverwood Terrace, as shown by plat appearing of record in Book 1835, page 134, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Elizabeth Boardman by Warranty Deed from William G. Crump the sole heir-at-law of Mary Griffin Crump, deceased and Charles Griffin, Nancy Bennett, Katherine Bone, Michael Griffin and Glenn H. Griffin the sole heirs-at-law of Elizabeth Glen Griffin, deceased dated August 15, 2007 and appearing of record in Instrument Number 20070822-0100505 in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Elizabeth M. Boardman, Trustee for the Elizabeth M. Boardman Revocable Living Trust, by Limited Warranty Deed from Elizabeth M. Boardman, dated March 3, 2008, appearing of record in Instrument Number 20080303-0021245, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters shown on said plat and survey of record in Book 1835 page; Summary of Trust of record in Book 11364, page 545; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities

This is improved property known as 2708 Sandy Drive, Nashville, TN, 37216.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2011 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 14 day of June, 2011.

Elizabeth M. Boardman Revocable Living Trust

Elizabeth M. Boardman Trustee

Elizabeth M. Boardman, Trustee

STATE OF TENNESSEE COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Elizabeth M. Boardman, Trustee of the Elizabeth M. Boardman Revocable Living Trust, 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 (WARRANTY DEED) in the capacity and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 14 day of June, 2011.

NOTARY PUBLIC

ANNE-MARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 2.17.14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14th day of June, 2011.

NOTARY PUBLIC

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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