Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brent A. Graeber 2324 Knowles Avenue Nashville, TN 37204	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	105-14-0-C-065.00CO, 105140C06500CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $239,000.00

Cari Tiesl
Affiant

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

Subscribed and sworn to before me, this the 2nd day of June, 2011.

Notary Public

My Commission Expires: 01/07/2013
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20110040708 DEEDWARR
Recvd: 07/07/11 11:17 3 pgs
Fees:18.00 Taxes:884.30
20110707-0051994

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Whitney Laborde Alexander n.k.a Whitney Alexander Moss and husband, Spencer Moss, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Brent A. Graeber, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Unit No. 2324 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record in Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Park at Melrose Townhomes, shown as Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete identification and description of said unit.

Being the same property conveyed to Whitney Laborde Alexander, unmarried, by Warranty Deed from Hillview Village Partnership, a Tennessee general partnership, dated September 13, 2007, of record in Instrument No. 20070917-0110890, Register's Office for Davidson County, Tennessee.

The said Whitney Laborde Alexander is now known as Whitney Alexander Moss by virtue of her marriage to Spencer Moss.

Spencer Moss joins in this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This conveyance is made subject to (1) Property taxes for the year 2011, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Whitney Alexander Moss, by Teryn Chapin pursuant to a Power of Attorney executed by Whitney Alexander Moss on June 16, 2011, of record in Instrument No. 20110707 00 51993, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This instrument is executed on behalf of Spencer Moss, by Teryn Chapin pursuant to a Power of Attorney executed by Spencer Moss on June 16, 2011, of record in Instrument No. 20110707005 1992, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

This is improved property located at: **2324 Knowles Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **22nd** day of **June, 2011.**

GRANTOR(S)

Whitney Alexander Moss
By: _____, her attorney in fact
Whitney Alexander Moss
By: Teryn Chapin, her Attorney in Fact

Spencer Moss
By: _____, his attorney in fact.
Spencer Moss
By: Teryn Chapin, his Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Teryn Chapin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Whitney Alexander Moss,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the **22nd** day of **June, 2011.**

_____
Notary Public

My Commission Expires: 7-20-11

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Teryn Chapin** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Spencer Moss,** as Attorney-in-Fact, as the free Act and Deed of the said Principal.

Witness my hand and official seal on this the **22nd** day of **June, 2011.**

_____
Notary Public

My Commission Expires:

7-20-2011

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

EXHIBIT "A"
To
Warranty Deed

FROM: Whitney Laborde Alexander n.k.a Whitney Alexander Moss and husband, Spencer Moss

TO: Brent A. Graeber, an unmarried man

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Teryn Chapin, Affiant

Sworn to and subscribed before me this 22nd day of June, 2011.

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY