THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30459-02-2012**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $225,000.00. Margie N. Moore, Trustee Affiant Subscribed and sworn to before me this 29th day of February, 2012. Notary Public My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Gloria Leggs 4261 Brick Church Pike Whites Creek, TN 37189	F+M Bank 50 Franklin Street Clarksville TN 37040	Map and Parcel No.: 032 000 7900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Margie N. Moore, Trustee U/A/D May 5, 1993**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gloria Leggs, a single woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4261 Brick Church Pike, Whites Creek, TN 37189

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of February, 2012.

Margie N. Moore, Trustee
Margie N. Moore, Trustee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Margie N. Moore, Trustee**, 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 for the purposes therein contained.

Witness my hand, at office, this 29th day of February, 2012.

My Commission Expires:

KELLY E. BACON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

Notary Public

BILL GARRETT, Davidson County
Trans:T20120017526 DEEDWARR
Recvd: 03/09/12 11:12 2 pgs
Fees:13.00 Taxes:832.50
20120309-0020680

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 1-7, Brick Church Valley Subdivision, Section One, of record in Plat Book 4175, page 88 (erroneously referred to as Plat Book 3700, page 139, in the previous deeds of record), Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to LaVerne J. Moore and wife, Margie N. Moore, by deed dated September 30, 1971, from Joe Stewart, Wallace Baker, Dennis Haun, David Watkins and Clay Winkler, Trustees of Beacon Baptist Church, of record in Book 4541, page 875, Register's Office for Davidson County, Tennessee. Being further conveyed to LaVerne J. Moore and wife, Margie N. Moore, Trustees U/A/D May 5, 1993, by quitclaim deed from LaVerne J. Moore and wife, Margie N. Moore, individually, in Book 8942, page 22, Register's Office for Davidson County, Tennessee. LaVerne J. Moore died on November 24, 2009.

This conveyance is made subject to:

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.
2. Rights of claims of parties in possession.
3. Mechanics', Contractors' or Materialmen's Liens and lien claims, if any, where no notice thereof appears of record.
4. Any change in title occurring subsequent to the effective date of this Commitment and prior to the date and time of record of the instruments to be insured.
5. State and County taxes for the year 2012, a lien, but not yet due and payable. Map and Parcel No. 032 000 7900.
6. State and County taxes for the year 2011, in the amount of $1,623.36, PAID. Map and Parcel No. 032 000 7900.
7. Restrictive covenants contained in an instrument of record in Book 4163, page 155, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
8. All matters appearing on the Plan of record as Book 4175, page 88, Register's Office for Davidson County, Tennessee.