THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020295**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $97,000.00. Affiant Subscribed and sworn to before me, this16th day of March, 2012. Notary Public My Commission Expires: 4-20-2015

Mandy Alsup State of Tennessee Notary Public Wilson Co.

WARRANTY DEED

Address New Owner: Andrew M. Moore 2402 Conrad Drive Nashville TN 37206	Send Tax Bills To: American Mortgage Service Company 11503 Springfield Pike Cincinnati, OH 45246	Tax Information: Tax Parcel ID No. 08312003200

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, **Ronald P. Coles, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew M. Moore, a married man and Diane R. Moore, a married woman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 69, on the Plan of Eastland Acres, Section II, as shown by plat appearing of record in Plat Book 2331, Page 7, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Ronald P. Coles by QuitClaim Deed dated August 28, 1998, from Lorena W. Coles, reserving for grantor a life estate in said property, and filed for record on September 3, 1998, in Book 11098, Page 479, Register's Office for Davidson County, Tennessee. The said Lorena W. Coles having since died on May 03, 1999, leaving Ronald P. Coles as sole owner.

And previously being the same property conveyed to W. Haggard Coles and wife, Lorena W. Coles by Deed from Delma J. Beach and wife, Vera M. Beach of record in Book 3764, page 457, Register's Office for said County, Tennessee. The said W. Haggard Coles having since died and the property vested in Lorena W. Coles by estate by the entireties.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF EASTLAND ACRES, SECTION II, as recorded in Plat Book 2331, Page(s) 7.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2335, Page 386.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 4014, Page 745.

This is improved property located at 2402 Conrad Drive Nashville TN 37206.

Davidson County DEEDWARR
Recvd: 03/20/12 14:08 3 pgs
Fees:18.00 Taxes:358.90
20120320-0023616

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 16th day of March, 2012.

Ronald P. Coles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald P. Coles, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of March, 2012.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

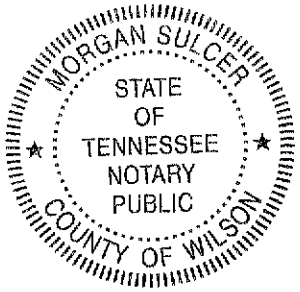
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013