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. 30491-03-2012** File box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $859,000.00. Affiant Subscribed and sworn to before me this 3rd day of April, 2012. Notary Public My Commission Expires:

GEORGE L. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Charles C. Moore, Farrar Moore 818 Shadowstone Place Nashville, TN 37220	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 146 140 05600

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, **Anthony Crudele**, married, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles C. Moore and wife, Farrar Moore**, as tenants by the entirety, ("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 818 Shadowstone Place, Nashville, TN 37220

Diane Crudele, spouse of Anthony Crudele, joins in the execution of this instrument to convey any interest she may have in subject property by virtue of her marriage to the said Anthony Crudele.

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.

BILL GARRETT, Davidson County
Trans:T20120024404 DEEDWARR
Recvd: 04/04/12 10:04 2 pgs
Fees:13.00 Taxes:3178.30
20120404-0028546

IN WITNESS WHEREOF, Grantor has executed this instrument on the 3rd day of April, 2012.

Anthony Crudele

Diane Crudele

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Anthony Crudele**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of April, 2012.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Diane Crudele**, 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 3rd day of April, 2012.

Notary Public

My Commission Expires:

My Commission Expires MAY 8, 2012

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Shadowstone, of record in Book 6900, page 387, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Anthony Crudele by deed dated December 9, 2003, from Don W. Dotson and wife, Cynthia T. Dotson, of record in Instrument No. 20031210-0176977, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Shadowstone of record in Book 7310, page 122, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Shadowstone Homeowners Association, Inc. of record in Book 7376, page 544, amended in Instrument No. 20021114-0141161, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 387, Register's Office for Davidson County, Tennessee.