BILL GARRETT, Davidson County
Trans:T20120031097 DEEDWARR
Recvd: 04/30/12 09:14 3 pgs
Fees:18.00 Taxes:2312.50
20120430-0036412

Box 44

THIS INSTRUMENT PREPARED BY:
GEORGE V. CRAWFORD, JR.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

AFFIANT

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public

My commission expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
John R. Moore and wife, Elizabeth K. Moore 4341 Sneed Road Nashville, TN 37215	Avenue Bank 110 10th Avenue South Suite 200 Nashville, TN 37203	130-08-041

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **S. C. RODDY, JR., TRUSTEE T/U/W SUZANNE M. RODDY, DECEASED, WITH FULL POWER TO MORTGAGE, SALE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICARY,** hereinafter called the Grantor, has

bargained and sold, and by these presents does transfer and convey unto **JOHN R. MOORE AND WIFE, ELIZABETH K. MOORE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 14 and that part of a five-foot reserved strip immediately west of same on the Plan of Belle Meade Annex of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 fronts 100 feet on the westerly side of Sneed Road and together with said reserved strip, running back between parallel lines 300 feet to a dead line.

Together with the property conveyed herein is the Driveway Easement Agreement of record as Instrument No. 20000926-0095229, said Register's Office.

Being the same property conveyed to Suzanne M. Roddy, married, by Warranty Deed dated September 29, 2000, from Albert J. Del Favero, Jr. and wife, Sara P. Del Favero, of record as Instrument No. 20001002-0097302, Register's Office for Davidson County, Tennessee; the said Suzanne M. Roddy having since died, and by her will of record at Probate Court Case No. 12P-549, appoints S. C. Roddy, Jr., Executor of her estate. By Executor's Quitclaim Deed of record at Instrument No. 20120410-0030453, Register's Office for Davidson County, Tennessee, S. C. Roddy, Jr., Executor of the Estate of Suzanne M. Roddy, deceased, conveyed subject property to S. C. Roddy, Jr., Trustee, T/U/W Suzanne M. Roddy.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 547, page 66, Register's Office for Davidson County, Tennessee.

3. Agreement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County of record in Book 5258, page 540, Register's Office for Davidson County, Tennessee.

4. Driveway Easement Agreement dated September 25, 2000, of record at Instrument No. 20000926-0095229, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4341 Sneed Road Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of April, 2012.

S. C. Roddy, Jr., Trustee T/U/W Suzanne M. Roddy

S. C. Roddy, Jr., Trustee T/U/W Suzanne M. Roddy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **S. C. RODDY, JR., TRUSTEE**, the within named bargainor, 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 27th day of April, 2012

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 3, 2015