THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 12020319** WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY **My Commission Expires September 9, 2014**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Affiant Subscribed and sworn to before me, this 27th day of April, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120031524 DEEDWARR
Recvd: 04/30/12 15:51 2 pgs
Fees:13.00 Taxes:1609.50
20120430-0036924

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael Vaden, Trustee 1600 Division Street Nashville TN 37203	New Owner	Tax Parcel ID No. 131-3-186.00

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, **John R. Moore, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Vaden, Trustee of the Front Main Streets Trust Agreement**, ("Grantees"), its 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 Lot No. 42 on the Plan of Neil Hunt Subdivision, of record in Book 974, Page 19, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 75.15 feet on the Northerly margin of Temple Avenue and extends back 225 feet on the Easterly line and 225 feet on the Westerly line to a dead line in the rear measuring 75.15 feet thereon.

Being the same property conveyed to John R. Moore, unmarried by Warranty Deed from John A. Bridenstine and wife, Ann M. Bridenstine, recorded on the 10th day of July, 1996 in Deed Book 10117, Page 26, in the Register's Office of Davidson County, Tennessee.

Elizabeth King Moore, spouse of John R. Moore, hereby joins in the signing of this Warranty Deed to convey any marital interest she may have in the subject property.

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 NEIL HUNT SUBDIVISION, as recorded in Plat Book 974, Page 19.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1129, Page 321 amended in Book 6104, Page 64.

Agreement for Dedication of Easement recorded in Book 4110, Page 302.

This is improved property located at 1704 Temple Ave, Nashville TN 37215

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 27th day of April, 2012.

John R. Moore

Elizabeth King Moore

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John R. Moore and Elizabeth King Moore, with whom I am personally acquainted, and who acknowledged that they 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: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014