WARRANTY DEED

State of Tennessee
County of ~~Williamson~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $181,000.00

Affiant

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

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120032197 DEEDWARR
Recvd: 05/02/12 13:57 2 pgs
Fees:13.00 Taxes:669.70
20120502-0037721

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Jason M. Moore 926 Silverdene Place Nashville, TN 37206	Fifth Third Mortgage Company 5001 Kingsley Drive Cincinnati, OH 45227	08212026100

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Martha Mancinelli and husband Luciano Scala,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Jason M. Moore, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 on the Plan of D. D. Philips Silverdeen Park Subdivision, as of record in Book 421, page 31, Register's Office for Davidson County, described as follows:

Said Lot No. 23 fronts 50 feet on the southerly side of Silverdene Place, formerly Georgia Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Martha Mancinelli and husband, Luciano Scala by deed from James B. Otey and wife, Ruby D. Otey of record in Instrument No. 20110601-0041595, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 421, Page 31, said Register's Office.

This is (x) improved ( ) unimproved property known as 926 Silverdene Place, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

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

Witness our hands this 27th day of April, 2012.

Martha Mancinelli

Luciano Scala

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Martha Mancinelli and Luciano Scala** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of April, 2012.

Notary Public

My Commission Expires: 1/7/13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY