WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $129,400.00.

Affiant

Subscribed and sworn to me on April 27, 2012

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 7, 2013

BILL GARRETT, Davidson County
Trans:T20120033872 DEEDWARR
Recvd: 05/08/12 12:52 2 pgs
Fees:13.00 Taxes:478.78
20120508-0039780

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew L Moore 514 Fairlane Drive Nashville, TN 37211	new owner	118-04-0 121.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, James R. Rounds, a single man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Matthew L Moore, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Hurdwood Heights, Section Two, of record in Plat Book 2330, page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James R. Rounds, unmarried by Warranty Deed from David E. Van Ingen, unmarried, dated July 31, 2007, of record in Instrument No. 20070731-0090983, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2012 Davidson County and subsequent taxes are assumed by the Grantee; and
2. Subject to all matters appearing on the Plan of Hurdwood Heights, Section Two, of record in Plat Book Book 2330, page 38, said Register's Office; and
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 514 Fairlane Drive, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever 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 on April 27, 2012.

James R. Rounds

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 27, 2012, before me personally appeared James R. Rounds to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on April 27, 2012.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

