Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 1205 00258

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David Boyer
841 Forest Hills Drive
Nashville, Tennessee 372220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Suntrust Mortgage, Inc.
1001 Semmes Ave JRVW-5093
Richmond, VA 23224

MAP	**160-1**
GROUP	
PARCEL	**14.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **C. Grady Moore, Jr. and wife, Jane G. Moore,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **David Boyer and Trisha Boyer, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Oak Hill Estates, Section II, of record in Plat Book 4460, page 36, 37, and 38 Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. Grady Moore, Jr. and wife, Jane G. Moore by deed dated August 30, 1993 from C. Ervin Feemster and wife, Diane V. Feemster of record in Book 9077, page 350, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **841 Forest Hills Drive, Nashville, Tennessee 372220.**

BILL GARRETT, Davidson County
Trans:T20120036296 DEEDWARR
Recvd: 05/17/12 09:43 3 pgs
Fees:18.00 Taxes:1378.25
20120517-0042695

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs 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 this the 11th day of **May, 2012.**

C. Grady Moore, Jr.

Jane G. Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **C. Grady Moore, Jr. and wife, Jane G. Moore**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of May, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $372,500.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2012.

~~Robert M. Loffi~~
NOTARY PUBLIC

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

MY COMMISSION EXPIRES:
September 9, 2014