RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027
File No.: TN121574

BILL GARRETT, Davidson County
Trans:T20120043249 DEEDWARR
Recvd: 06/12/12 10:40 2 pgs
Fees:13.00 Taxes:1154.40
20120612-0051308

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Fleming 1131 Cooks Court Brentwood, TN 37027	Same address as new owner	180-04-0-B-090.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Twelve Thousand and 00/100 Dollars ($312,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STACY S: MOSS, UNMARRIED, BY AND THROUGH HER LAWFUL ATTORNEY-IN-FACT, LESLIE A. GARSIDE,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON FLEMING, SINGLE MAN**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 148, Brookview Forest Subdivision, Phase 3, Revision 1, as shown on plat of record in Plat #20051025-0128969, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Stacy S. Moss, by Quitclaim Deed from Stacy S. Moss and Jeffrey D. Moss, wife and husband , dated 12/13/10, recorded 3/25/11, of record in Instrument No. 20110325-0023170, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20051025-0128969; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 3581 Fair Meadows Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 31st day of May, 2012.

Stacy S. Moss, by Leslie A. Garside, her attorney in fact

STACY S. MOSS BY LESLIE A. GARSIDE, HER ATTORNEY-IN-FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 31st day of May, 2012 before me, appeared Leslie A. Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Stacy S. Moss, and that said instrument was signed in behalf of the said Stacy S. Moss by herself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 8/16/14

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY