Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tara Moore Justin Hinote 907 Tower Place Nashville, TN 37204	New Owner	13205009300

BILL GARRETT, Davidson County
Trans:T20120052845 DEEDWARR
Recvd: 07/18/12 11:18 2 pgs
Fees:13.00 Taxes:1180.30
20120718-0063121

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $319,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2012.

Notary Public

My Commission Expires: 07/08/13
(Affix Seal)

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Trina Spangler, married, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Tara Moore and Justin Hinote*("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

*both unmarried as joint tenants with the right of survivorship

Land in Davidson County, Tennessee, Being Lot No. 28, Plan of Glendale Park, Section Two, as shown on the Plat of record in Plat Book 1130, Page 61 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Trina Spangler, by Warranty Deed from Tom B. Harris a.k.a. Tom R. Harris, Jr., unmarried, Nancy B. Fields f.k.a. Nancy B. Harris, unmarried, Tom Brooks Harris, III and Linda Susan Harris n.k.a. Linda Susan Payne, dated February 28, 2012, of record in Instrument Number 20120229-0017301, Register's Office for Davidson County, Tennessee.

The subject property has never been the principal residence of the Grantor or the Grantor's spouse.

This conveyance is made subject to (1) Property taxes for the year 2012, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **907 Tower Place, Nashville, TN 37204**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **16th** day of **July, 2012.**

GRANTOR(S)

Trina Spangler

Trina Spangler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Trina Spangler** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as hisr free Act and Deed.

Witness my hand and official seal on this the **16th** day of **July, 2012.**

Notary Public

My Commission Expires: 12-03-13

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY