(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $429,900.00

Affiant

Subscribed and sworn to before me, this 10th day of Aug 2012

Notary Public
My commission expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
David James 1724 Yellow Wood Court Nashville, TN 37221	New Owner	155070B5800CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott D. Moore and wife, J. Robin Moore,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David James and Jeri A. Thomson, husband and wife,** 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:

Land being in the Ninth Civil District of Davidson County, Tennessee, being Lot No. 31 as shown on the Final Plat of Poplar Creek Estates, Phase 5, Section B-2, of record in Instrument No. 200306180084283, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Scott D. Moore and J. Robin Moore by deed from French River Development Company, LLC dated October 31, 2003 and recorded in Instrument No. 20031107-0163853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1724 Yellow Wood Court, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20120060344 DEEDWARR
Recvd: 08/14/12 10:30 2 pgs
Fees:13.00 Taxes:1590.63
20120814-0072535

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 my hand this the 10th day of August, 2012.

Scott D. Moore

J. Robin Moore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott D. Moore and J. Robin Moore,** the bargainor(s), 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 Franklin, Tennessee, this the 10th day of August, 2012.

Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012082189