This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this20 day of September , A.D., 2012 , by and between

Cason Grover and spouse, Jessica Lynn Grover

First Parties, and

Karen B. Moore, a married woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, BLOCK 13 ON THE MAP OF A PART OF SYLVAN PARK, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGE 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

SAID LOT NO. 11 FRONTS 50.0 FEET ON THE NORTHERLY MARGIN OF NEBRASKA AVENUE, AND EXTENDS BACK BETWEEN PARALLEL LINES 160.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CASON GROVER, AN UNMARRIED MAN, BY DEED FROM JEFF CAYCE AND CASEY W. CAYCE, HUSBAND AND WIFE, RECORDED ON MAY 21, 2007, IN INSTRUMENT NO. 20070521-0059936 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Karen Moore
4408 Nebraska Ave.
Nashville, TN 37209

RESPONSIBLE TAXPAYER:
New Owner
Same

CLT # 10304018000

BILL GARRETT, Davidson County
Trans:T20120071357 DEEDWARR
Recvd: 09/21/12 12:33 3 pgs
Fees:18.00 Taxes:1165.13
20120921-0086060

MR-PA-237736

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

×_____
Cason Grover

×_____
Jessica Lynn Grover

See Attached
Notary Public Document

✓STATE OF _____
COUNTY OF _____

Personally appeared before me, Cason Grover and spouse, Jessica Lynn Grover , 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, at office, this _____ day of _____, 20_____.

✓_____ Notary Public

My Commission Expires: _____

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 314,900.00. Affiant _____

Subscribed and sworn to before me this 20 day of September, 20 12.

My Commission Expires: _____

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ACKNOWLEDGMENT

State of California
County of Orange)

On 5/30/12 before me, TORU HORIMACHI, Notary Public
(insert name and title of the officer)

personally appeared Cason E. Grover & Jessica L. Grover,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

TORU HORIMACHI
Commission # 1876558
Notary Public - California
Orange County
My Comm. Expires Jan 11, 2014