WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/23/12 11:46 2 pgs
Fees:13.00 Taxes:823.25
20121023-0097014

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$222,500.00.**

Affiant

Subscribed and sworn to before me this 17th day of October, 2012

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Irving Laos	SAME	105-11-0-072.00
P.O. Box 92221		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Keith M. Moorman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Irving Laos and Sarah Laos**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 40 on the plan of Hamilton's Subdivision of Lot No. 15 and resubdivision of parts of Lots Nos. 11, 12 and 13 of the Horton Property, of record in Book 974, page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the westerly margin of Stewart Place, at the corner of Lot Nos. 39 and 40; thence with the westerly margin of said Place, southwardly 50 feet to the beginning of a curve; thence around said curve in a southwesterly direction, to the northerly margin of Wedgewood Avenue; thence with said Avenue, westwardly 133 feet; thence northwardly 54 feet to the corner of Lots 39 and 40; thence with the line between said two lots, eastwardly 150 feet to the beginning.

Being the same property conveyed to Keith Moorman and wife, Lane Summers Moorman, by deed from Roger Hogan, on December 20, 2006, of record in Instrument Number 20070105-0002056, Register's Office for Davidson County, Tennessee. And further conveyed to Keith M. Moorman by Quitclaim Deed from Lane Summers Moorman of record in Instrument Number 20120928-0088717, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 974, page 91, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1117, page 355, Register's Office for Davidson County, Tennessee.

This is improved property known as: **648 Wedgewood Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 17, 2012.

Keith M. Moorman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith M. Moorman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 17, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY