Return:

Bell Title
1616 Westgate Circle
Brentwood,TN 37027

This instrument prepared by:
Bettie J. Winton
Grissim and Hodges
323 Union Street, Suite 400
Nashville, TN 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KEELY RANAE MOORE 3350 Hillsboro Pike Nashville, TN 37215	SAME	Map: 117-7-H Parcel: 31.00 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JUDITH S. GENTRY (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto KEELY RANAE MOORE, an unmarried woman (the "Grantee"), her successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, her heirs, successors and assigns, against the lawful claims of all persons claiming by and through the Grantor, but not further or otherwise.

Grantor acknowledges that the property conveyed hereby is not and has not been used as a martial residence.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20120080988 DEEDWARRSP
Recvd: 10/25/12 08:56 4 pgs
Fees:23.00 Taxes:684.13
20121025-0097757

WITNESS Grantor's hand, this 18th day of October, 2012.

Judith S. Gentry
JUDITH S. GENTRY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, JUDITH S. GENTRY, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2012.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 1/6/14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $184,900.00.

Affiant

Subscribed and sworn before me this 18th day of October, 2012.

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires
May 5, 2015

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Unit No. 3350 on the Plan of Roderick Square of record in Plat Book 6250, Page 928, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed and By-Laws of record in Book 6867, Page 365, said Register's Office.

Being the same property conveyed to Judith S. Gentry by Executor's Deed, of record in Instrument Number 20120821-0075075, Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2010, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 6250, Page 928, Register's Office for Davidson County, Tennessee.

3. Restrictions contained in the Master Deed Establishing a Horizontal Property Regime for Roderick Square of record in Book 6867, Page 385, said Register's Office.

4. Stormwater Detention Agreement of record in Book 6601, Page 519, said Register's Office.