RETURN TO
ROBERT L. SCRUGGS ATTORNEY
[illegible] S. 2ND FLOOR
NASHVILLE, TENNESSEE 37212

BILL GARRETT, Davidson County
Trans:T20120090416 DEEDWARR
Recvd: 11/28/12 09:03 3 pgs
Fees:18.00 Taxes:1313.50
20121128-0108984

THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
ALAN LOONEY, et ux. 75 Chathum Court Nashville, TN 37215	SAME	157080A05300CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $355,000.00.

Affiant

SUBSCRIBED AND SWORN to before me by Alan Looney this 27th day of November, 2012.

Notary Public
My Commission Expires: My Commission Expires MAY 6, 2013

ROBERT L. SCRUGGS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifty-Five Thousand Dollars ($355,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, PERRY W. MOSKOVITZ and wife, HELEN L. MOSKOVITZ, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto ALAN LOONEY and wife HEATHER LOONEY, hereinafter "GRANTEES", their heirs and assigns, certain real estate described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs and assigns

forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those matters shown on Exhibit A.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real estate to the GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS our hands this 27th day of November, 2012.

PERRY W. MOSKOVITZ

HELEN L. MOSKOVITZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. WARNER McNEILLY, III, of said county, PERRY W. MOSKOVITZ and HELEN L. MOSKOVITZ, the within named bargainors, 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, this 27th day of November, 2012.

NOTARY PUBLIC

My Commission Expires:

9/8/13

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

EXHIBIT A

Land in Davidson and Williamson Counties, Tennessee, being Lot 2, on the final Plat Resubdivision of Reserve Parcel 3rd Revision Middleton, of record in Instrument No. 20030304-0028611, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Perry W. Moskovitz and Helen L. Moskovitz, husband and wife, by Quitclaim Deed of Correction from Moskovitz Consulting Group, Inc., filed for record in Instrument No. 20050805-0092548, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Moskovitz Consulting Group, Inc. by Warranty Deed, of record in Instrument No. 20030422-053366, re-recorded in Instrument No. 20030429-0057494, said Register's Office.

Said Property is conveyed subject to the following:

1. 2012 Davidson County Taxes for Map 157-8-A, Parcel 53.00, $2,795.68, due. Taxes for 2013 and subsequent years are not due and payable.

2. Declaration of Protective Covenants, Conditions, and Restrictions of record in Book 10714, page 744, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status of national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

3. Charter of Homeowners Association of record in Instrument No. 20010327-0028930, said Register's Office.

4. All matters appearing on the Plan of record in Instrument No. 20030304-0028611, said Register's Office.

5. Subject to any and all existing easements, setback lines and restrictive covenants of record in said County.

6. Storm Water Detention Agreement, of record in Book 6505, page 881, said Register's Office.

7. Deed to Metro for Water Mains, of record in Book 8377, page 812 and Book 8377, page 816, said Register's Office.