STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF December, 2012.

Notary Public
MY COMMISSION EXPIRES: 10-11-15
File No. G12-5713S

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dwan Smith, unmarried (NAME)	New Owner (NAME)	71-4-20
2608 Woodyhill Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120098640 DEEDWARR
Recvd: 12/26/12 15:14 2 pgs
Fees:13.00 Taxes:293.78
20121226-0118897

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Keith R. Eldridge, Frances M. Moss, Larry T. Moss and Shirley D. Henry and Donald R. Moss**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwan Smith, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 221 on the plan of JOYWOOD HEIGHTS, SECTION 2, as shown by plat of record in Plat Book 1130, Page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Lizzie E. Moss and husband, Hurley Moss from Opal Graham Pyle, unmarried, by Deed dated June 8, 2001, as Instrument No. 20010612-0061872, in the Register's Office for Davidson County, Tennessee. Hurley Moss having since died October 18, 2008 leaving said property vested in Lizzie E. Moss as surviving tenant by the entirety. The said Lizzie E. Moss having since died testate August 3, 2012. Pursuant to the Order and Last Will and Testament filed under Probate No. 12P1350, in the Probate Court for Davidson County, Tennessee, said property is devised to Keith R. Eldridge, Frances M. Moss, Larry T. Moss, Shirley D. Henry, and Donald R. Moss, as Devisees under the Last Will and Testament of Lizzie E. Moss.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 92, Register's Office for Davidson County, Tennessee.

2. Easement for sanitary sewers and/or storm drainage as recorded in Book 4161, page 795, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2608 Woodyhill Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 7th day of December, 2012.

Keith R. Eldridge — Date 12/7/2012

Frances M. Moss — Date 12/7/2012

Larry T. Moss — Date 12/7/2012

Shirley D. Henry and Donald R. Moss — Date 12/7/2012

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Keith R. Eldridge, Frances M. Moss, Larry T. Moss Shirley D. Henry and Donald R. Moss, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of December, 2012.

My Commission Expires: 9/21/2014

Notary Public

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066