RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20120100052 DEEDWARR
Recvd: 12/31/12 14:03 2 pgs
Fees:13.00 Taxes:546.12
20121231-0120801

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of December, 2012, by and between Russell James Bartley, unmarried, party of the first part, and Emily E Moore, **party of the second part.

**unmarried

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Unit 87 on the Plan of West Park Phase Two as established by a Master Deed for West Park Homeowners Associations, Inc., of record as Instrument #20040304-0024541, as amended by First Amendment and Supplement tot he Declaration of Covenants, Conditions, and Restrictions and By-Laws of West Park Homeowners Association, Inc. of record in Instrument #20041221-0151636, on a plan of West Park, Phase Two, of record in Instrument #20041112-0136248 (erroneously state as 2004112-0136248, in prior deed), Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being all or part of the same property conveyed to Russell James Bartley by virtue of that certain Cash Deed dated September 19, 2012, at Instrument No. 20120926-0087590 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Russell James Bartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Russell James Bartley, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of December, 2012.

Notary Public

My Commission Expires: 9-8-13

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address: Emily E Moore

Tax Parcel No 114080C09000CO

Property Address: 7277 Charlotte Pike
#215
Nashville, TN 37209

MAIL TAX
BILLS TO:
Sumner Bank & Trust
9167 A Grassland Place
Gallatin, TN 370646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $147,600.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of December, 2012.

Notary Public

My Commission Expires: June 21, 2016

TONYA BURRUS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

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COUNTY OF DICKSON