THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 503
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
William E. Moran, Trustee Doris E. Moran, Trustee 4409 Gosey Hill Road Franklin, TN 37064	Same	15011019200

BILL GARRETT, Davidson County
Trans:T20130002730 DEEDWARR
Recvd: 01/10/13 11:29 2 pgs
Fees:12.00 Taxes:0.00
20130110-0003272

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **William E. Moran and wife, Doris E. Moran,** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **William E. Moran, Trustee and Doris E. Moran, Trustee** of the **William E. Moran and Doris E. Moran Revocable Living Trust**, hereinafter referred to as Grantee, its successors and assigns, their interest in and to a certain tract or parcel of land situated in Davidson County, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot. No.311 on the Plan of Towne Village of The Country, Section 4-A, of record in Plat Book 5200, Page 20, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William E. Moran and wife, Doris E. Moran, by deed from Cynthia J. Flum., of record in Instrument # 20080523-0053198, Register's Office for Davidson County, Tennessee.

This is improved property known as 516 Spring Garden Court Antioch, TN 37013.

This conveyance is made subject to any and all further restrictions, easements, encumbrances, and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 17 day of Dec, 2012.

William E. Moran

William E. Moran

Doris E. Moran

Doris E. Moran

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William E. Moran and Doris E. Moran**, 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 and official seal at Franklin, Tennessee, this 12 day of December, 2012.

NOTARY PUBLIC

JUDY R STINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 3-8-2016

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.