WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN L. TRUSTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-23-2016

B-DL-13-957

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Moore	New Owner (NAME)	
957 Harpeth Bend Drive (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	156-05-0-017.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MARGARET C. ESTILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER MOORE AND WIFE, ELIZABETH MOORE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 800 ON THE PLAN OF SECTION FOUR, FIRST ADDITION HARPETH WOODS OF RECORD IN PLAT BOOK 5200, PAGE 635, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 800 FRONTS 64.3 FEET ON THE SOUTHERLY MARGIN OF HARPETH BEND DRIVE AND EXTENDS BACK 191.2 FEET ON THE WESTERLY LINE AND 200.0 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 99.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO MARGARET C. ESTILL BY DEED FROM BRAD N. SMITH AND WIFE, LAURA SMITH OF RECORD IN BOOK 11629, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 20, 1999 RECORDED ON AUGUST 20, 1999.

THIS CONVEYANCE IS SUBJECT TO 2013 COUNTY TAXES WHICH HAVE BEEN PRORATED AND ASSUMED BY GRANTEE AND EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 635 AND BOOK 6097, PAGE 560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 957 Harpeth Bend Drive, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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:T20130018555 DEEDWARR
Recvd: 03/06/13 15:22 2 pgs
Fees:13.00 Taxes:684.50
20130306-0022559

Witness my/our hand(s) this 28th day of February, 2013.

Margaret C. Estill

Margaret C. Estill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret C. Estill, the within named bargainor, 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.

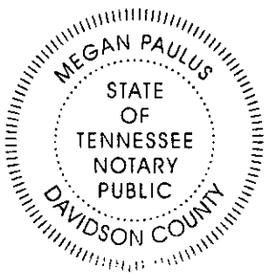
Witness my hand and official seal, this the 28th day of February, 2013.

Megan Paulus

Notary Public

My Commission Expires: 1-9-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122