THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,900.00. Nancy Enoch Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF April, 2012. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian James Moore	BancorpSouth Bank	MAP & PARCEL
7133 Commonwealth Circle	P O Box 3356	126-15-0-B-241.00 CO
Nashville, TN 37221	Tupelo, MS 38803	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Leann O'Toole Smith, married, formerly known as Leann O'Toole, unmarried,** joined by her spouse, Jackson Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ian James Moore and wife, Jessica Lynn Moore**

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. 155 on the Plan of Section Three, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leann O'Toole by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record at Instrument No. 20020621-0075184, Register's Office for Davidson County, Tennessee, dated June 14, 2002 and recorded on June 21, 2002. The said Leann O'Toole having since married and is now known as Leann O'Toole Smith.

Leann O'Toole and Leann O'Toole Smith are one and the same person.

Jackson Smith joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Leann O'Toole Smith.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **7133 Commonwealth Circle, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20130030583 DEEDWARR
Recvd: 04/15/13 11:48 2 pgs
Fees:13.00 Taxes:650.83
20130415-0037060

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. 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.

Witness our hands this the 10 day of April, 2013.

Leann O'Toole Smith

Leann O'Toole Smith

Jackson Smith

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Leann O'Toole Smith** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargain,, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2013.

My Commission expires: 12-12-16

Notary Public

LEONARD D. GIAMANCO, JR.
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE856378
Expires 12/12/2016

STATE OF Florida
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JACKSON SMITH** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 10th day of April, 2013.

My Commission expires: 12-12-16

Notary Public

LEONARD D. GIAMANCO, JR.
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE856378
Expires 12/12/2016