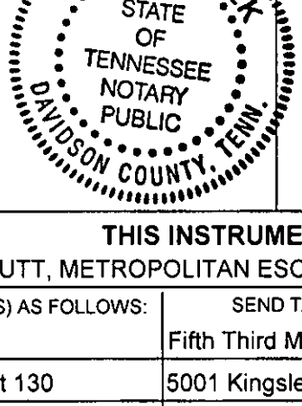
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of May, 2013

Notary Public:

MY COMMISSION EXPIRES: 5/5/15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Noll T. Billings	Fifth Third Mortgage	Parcel ID:
553 Rosedale Ave. Apt 130	5001 Kingsley Drive	1180401313000CO
Nashville, TN 37211	Cincinnati, OH 45263	

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 hereby acknowledged, we

Andrew J. Moore and wife, Legan M. Moore

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Noll T. Billings and wife, Corinne A. Billings

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 Unit No. 130 on the Plan of the Row at Berry Hill Townhomes, as Horizontal Property Regime with Private Elements, created under Title 67, Section 27, 101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Condition and Restrictions of The Row at Berry Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitations the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, for placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument 20071120-0135916, said Register's Office for a more complete identification and description of said unit.

BEING the same property conveyed to Andrew J. Moore and wife, Legan M. Moore by deed from Kyle Mason Creamer and wife, Ashley Creamer, of record in Instrument 20100504-0033676, dated April 30, 2010, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20071120-0135916, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Insturment 20071120-0135916, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 553 Rosedale Ave. Apt 130, Nashville, TN 37211

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.

BILL GARRETT, Davidson County
Trans:T20130040363 DEEDWARR
Recvd: 05/15/13 09:45 2 pgs
Fees:13.00 Taxes:677.10
20130515-0048828

Witness our hands this 13th day of May, 2013.

Andrew J. Moore

Legan M. Moore

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 Andrew J. Moore and Legan M. Moore, 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 at Nashville, Tennessee, this 13th day of May, 2013.

My Commission Expires: 5/5/15

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.