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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd**<br>**Suite 203A**<br>**Nashville, Tennessee 37215**<br><br>**CRT File No. 13050108** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is geater, for this transfer is: $237,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this6th day of June, 2013.<br><br>Notary Public<br>My Commission Expires: 3/18/14 |

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

BILL GARRETT, Davidson County
Trans:T20130057376 DEEDWARR
Recvd: 07/05/13 11:18 2 pgs
Fees:13.00 Taxes:876.90
20130705-0069721

## WARRANTY DEED

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|---|---|---|
| Address New Owner:<br>Randall P. Moran<br>932 Russell St #A<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Parcel ID No.<br>082-16-0 432.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Suzanne Greer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randall P. Moran**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2B on the Plan of Zone Lot Division, Lot Nos. 1 & 2, Section 4, AEBY Subdivision, as of record in Plat Book 6050, Page 192 and Book 6200, Page 334, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed by Warranty Deed from Lucretia J. Kirk, unmarried to Suzanne Greer as recorded on the 15th day of April, 2013 in Instrument No. 20130415-0036757; Quitclaim Deed from Jerry A. Kirk to Lucretia J. Kirk as recorded on the 3rd day of April, 2013 in Instrument No. 20130403-0032678 and Warranty Deed from Richard W. McClintock, Jr. and wife, Margaret C. McClintock to Lucretia J. Kirk and husband, Jerry A. Kirk as recorded on the 21st day of September, 1998 in Deed Book 11119, Page 490, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AEBY SUBDIVISION, as recorded in Plat Book 6050, Page(s) 192, amended in Plat Book 6200, Page 334.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3368, Page 23, Book 5711, Page 410 and Book 6588, Page 52.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6551, Page 73 and Book 6733, Page 736.

This is improved property located at 932 Russell St #A Nashville TN 37206.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 6th day of June, 2013.

Suzanne Greer

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Suzanne Greer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014