THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31271-06-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $300,150.00. Affiant Subscribed and sworn to before me this 27th day of June, 2013. Notary Public June 14, 2015 My Commission Expires:

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Peter M. Moore, Vicki L. Moore 5304 Greystoke Drive Brentwood, TN 37027	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 171 040 A 03600 CO

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, **Cayne S. Wagener and wife, Elisabeth L. Wagener**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter M. Moore and Vicki L. Moore, husband and wife,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5304 Greystoke Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of June, 2013.

Cayne S. Wagener

Elisabeth L. Wagener

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Cayne S. Wagener and Elisabeth L. Wagener**, 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, at office, this 27th day of June, 2013.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20130057735 DEEDWARR
Recvd: 07/08/13 10:01 2 pgs
Fees: 13.00 Taxes: 1110.56

20130708-0070146

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Section One, Brownstone, as of record in Plat Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Cayne S. Wagener and wife, Elisabeth L. Wagener, by deed from Timothy R. Tracy and wife, Wendy Sue Tracy, of record in Instrument No. 20100709-0053938, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorate by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions and Restrictions for Brownstone Homeowners Association, Inc. of record in Book 10658, page 952, amended in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Brownstone Homeowners Association, Inc. of record in Instrument No. 20010719-0076872, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brownstone Homeowners Association, Inc. of record in Book 10659, page 15, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the PUD Boundary Plan of record as Book 9700, page 455, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Book 10951, page 689, Register's Office for Davidson County, Tennessee.