THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13060171**  	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2013. Notary Public My Commission Expires: 12-27-15

WARRANTY DEED

Address New Owner: Loren Brooke Daughdrill and Jason Boone Daughdrill 1537 Eller Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-13-0A-066.00

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, **Paul W. Moser and Erin D. Moser, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Loren Brooke Daughdrill and Jason Boone Daughdrill, Wife and Husband**, ("Grantees"), its 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. 66 on the Plan of Riverside, Phase I, a Planned Unit Development of record in Plat Book 6900, Page 490-492, 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 Paul W. Moser and wife, Erin D. Moser by Deed from Robert E. Neely and wife, Nancy R. Neely of record at Instrument No. 20031203-0173805, Register's Office for Davidson County, Tennessee, dated November 14, 2003 and recorded on December 3, 2003.

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.

Taxes for the year 2013 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 490-492, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, Page 619 and Book 7405, page 780, as amended in Instrument No. 20040419-0044162, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

BILL GARRETT, Davidson County
Trans:T20130064652 DEEDWARR
Recvd: 07/29/13 15:18 2 pgs
Fees:13.00 Taxes:1017.50
20130729-0078788

Charter of Riverside HOA of record in Book 7829, Page 703, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewer Line of record in Book 10482, Page 708, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed conveying open space of record in Instrument Number 20040608-0067841, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20041019-0125877, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1537 Eller Drive Nashville TN 37221

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 24th day of July, 2013.

Paul W. Moser

Erin D. Moser

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul W. Moser and Erin D. Moser, 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 24th day of July, 2013.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014