original document

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Wilson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,247,000.00. Lisa Sheppard Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF August 2013 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Return to: Foundation Title and Escrow, LLC. 2672 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	

The undersigned certifies this is a true and exact copy of the original.
Date: Foundation Title & Escrow, LLC
By:

CONNIE J BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Antonio J. Roy, III and Tina R. Roy	New Owner	MAP 129-3
226 Robin Hill Road		PARCEL 13
Nashville, TN 37205		
(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, **Marjorie Moore, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Antonio J. Roy, III and wife, Tina R. Roy**

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 24, Section I, West Meade Farms, Inc., as shown on plat of record in Plat Book 1424, Page 47, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marjorie Moore by quitclaim deed from Jackson W. Moore, Jr., of record in Instrument Number 20090707-0063622, Register's Office for Davidson County, Tennessee.

Jackson W. Moore joins in the execution of this instrument to convey his interest in the property as spouse of the Grantor, Marjorie Moore.

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 **226 Robin Hill Road, Nashville, TN 37205.**

BILL GARRETT, Davidson County
Trans:T20130072990 DEEDWARR
Recvd: 08/23/13 10:07 2 pgs
Fees:13.00 Taxes:4613.90
20130823-0089055

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 19th day of August, 2013.

Marjorie Moore by R. L. Moore, Attorney in Fact

Marjorie Moore, by R. L. Moore, Attorney-in-Fact Pursuant to
Power of Attorney of record in Instrument No. 20130823-0089053, R.O.D.C., TN

Jackson W. Moore by R. L. Moore, Attorney in Fact

Jackson W. Moore, by R. L. Moore, Attorney-in-Fact Pursuant to
Power of Attorney of record in Instrument No. 20130823-0089054, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, **R. L. Moore**, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of **Marjorie Moore and Jackson W. Moore,** and who acknowledged that he executed the same as the free act and deed of **Marjorie Moore and Jackson W. Moore.** Witness my hand and official seal this 19th day of August, 2013.

Notary Public

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

My Commission Expires: 1-9-16