BILL GARRETT, Davidson County
Trans:T20130079653 DEEDWARR
Recvd: 09/13/13 14:20 2 pgs
Fees:13.00 Taxes:580.90
20130913-0096872

WARRANTY DEED

CAROL T. BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/24/17

(AFFIX SEAL)

BR13-4945

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kari Barnhart	Fifth Third Bank	
4945 Yorkshire Rd (ADDRESS)	5001 Kingsley Drive (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Cincinnati, OH 45227 (CITY) (STATE) (ZIP)	161-10A-222.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHASE D. MOORE AND WIFE, MARIA MOORE (FORMERLY KNOWN AS MARIA L. CALDERON), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KARI BARNHART, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Phase Three, Villages of Brentwood, of record in Plat Book 6250, Page 918, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Chase D. Moore, unmarried and Maria L. Calderon, unmarried, as joint tenants with right of survivorship by Deed from Nancy R. Smith, an unmarried woman of record in Instrument No. 20110421-0030821, Register's Office for Davidson County, Tennessee, dated April 11, 2011 and recorded on April 12, 2011.

Maria L. Calderon is now married and known as Maria Moore.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6250, page 918; Book 6143, Page 11, as amended in Book 6393, Page 495, Book 6852, page 497, Book 7207, Page 251 and Book 8507, Page 831, Book 6158, page 352; Book 9718, page 624, Book 2335, page 221, Book 2338, pages 222 and 226, Instrument No. 20130419-0039360, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 4945 Yorkshire Rd, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 10th day of September, 2013.

Chase D. Moore

Maria Moore

STATE OF Tennessee
COUNTY OF Davidson

On this the 10th day of September, 2013, before me personally appeared Chase D. Moore and wife, Maria Moore (formerly known as Maria L. Calderon) to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th day of September, 2013.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959