BILL GARRETT, Davidson County
Trans:T20130106412 DEEDWARR
Recvd: 12/23/13 10:46 2 pgs
Fees:13.00 Taxes:536.50

20131223-0129158

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of December, 2013 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert John Moore	Fifth Third Mortgage Company ISAOA	084-14-0-218.00
(NAME) 2158 Brookview Dr	(NAME) 5001 Kingsley Drive, MD: 1MOBA8	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Francis A. Rossnagel, as Trustee of the Francis A. Rossnagel Trust, a revocable trust, under Trust Agreement dated May 20, 2005,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert John Moore, married,** 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 No. 68, Section 2, Donelson Meadows, as of record in Book 2133, page 100, said Register's Office.

Said Lot No. 68 fronts 80 feet on the Northeasterly side of Brookview Drive and extends back 214.2 feet on the Northwesterly line and 218.90 feet on the Southeasterly line to a dead line in the rear which measures 80.5 feet.

BEING the same property conveyed to Francis A. Rossnagel, as Trustee of the Francis A. Rossnagel Trust, a revocable trust, under Trust Agreement dated May 20, 2005 by deed from Francis A. Rossnagel, a single man dated May 20, 2005, of record in Instrument No. 20050524-0058330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2158 Brookview Dr, Nashville, TN 37214

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, has 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 **16th** day of **December, 2013**

X _____ TTEE

Francis A. Rossngel, Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2005

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~Davidson~~ POTTER

Personally appeared before me, the undersigned authority, **Francis A. Rossngel, Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2005**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **16th** day of **December, 2013**

X _____
Notary Public

X My commission expires: _____

JANET BROWN
Notary Public, State of Texas
My Commission Expires
September 03, 2014