RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 10
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 13120025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $144,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of January, 2014.

Notary Public
My Commission Expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20140006690 DEEDWARR
Recvd: 01/29/14 12:30 2 pgs
Fees:13.00 Taxes:532.80
20140129-0008106

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel B. Keene 5778 Brentwood Trace Brentwood TN 37027	NEWOWNER	Tax Parcel ID No. 160-14-0-B-078.00CO

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, **Christen Blair Moore and Jeffrey Jackson Moore, Wife and Husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel B. Keene, unmarried**, ("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 Unit No. 5778, on the Plan of 2nd Revision, Brentwood Trace Condominiums, of record in Book 5200, Page 219, as revised in Book 5200, Page 230 and in Book 5200, Page 261, Register's Office for said County, to which plan reference is hereby made for a more complete description, and described in a Master Deed recorded in Book 5524, Page 415, amended in Book 5545, Page 510, said Register's Office, to which references are hereby made.

Being the same property conveyed to Christen Blair Moore and Jeffrey Jackson Moore by deed from Benjamin Hunter Perry, dated 07/06/09 and recorded 07/13/09 in Instrument No. 20090713-0065478, Register's Office for Davidson County, Tennessee.

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 2014 a lien not yet due and payable

Subject to terms and conditions of Master Deed for Brentwood Trace of record in Book 5524, Page 415, as amended in Book 5545, Page 510, said Register's office.

Subject to terms and conditions of By-Laws of record in Book 5524, Page 424, as amended in Book 5537, page 988, said Register's Office.

Subject to all matters shown on the plan of record in Plat Book 5200, Page 261, said Register's office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

Subject to terms and conditions of Easement for ingress and egress of record in Book 4831, Page 125, said Register's Office.

This is improved property located at 5778 Brentwood Trace, Brentwood TN 37027

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 24 day of January, 2014.

Christen Blair Moore Jeffrey Jackson Moore

Christen Blair Moore Jeffrey Jackson Moore

STATE OF Alabama)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christen Blair Moore and Jeffrey Jackson Moore, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of January, 2014.

Notary Public

My Commission Expires: 7-8-2014