mail to:

Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

This space for Register's Office:

BILL GARRETT, Davidson County
Trans:T20140018830 DEEDWARR
Recvd: 03/20/14 15:07 2 pgs
Fees:13.00 Taxes:865.80
20140320-0023197

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Meghan Beebe
214 Windsor Terrace Drive
Nashville, TN 37221

SEND TAX BILLS TO:
Fifth Third Mortgage Company
5001 Kingsley Drive
Cincinnati, OH 45227

Map & Parcel No: 143.01-0A-214.00 CO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Melinda E. Moore, formerly known as Melinda W. Earnest** hereinafter called the **Grantor**, does hereby convey unto **Meghan Beebe, an unmarried woman** hereinafter called the **Grantees**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being all of Lot No. 214 on the plan of Windsor Terrace Condominiums, Phase III, of record in Plat Book 6250 Page869 as shown on Master Deed of record in Book 7150, Page 921; Book 7436 Page 667 re-recorded in Book 7464 Page 297, Book 7661, Page 40; Book 7729 Page 206; Book 7980 Page 717 and in Instrument No. 20000811-0079911, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Melinda Earnest Moore and Barry P. Moore by Quitclaim Deed of record in Instrument No. 20090814-0076693, Register's Office for said County. Barry P. Moore further quitclaimed his interest in the subject property to Melinda E. Moore by Quitclaim Deed of record in Instrument No. 20131209-0122951, Register's Office for said County. Melinda E. Moore was conveyed her interest in the property by Warranty Deed to Melinda W. Earnest, unmarried, on June 23, 2004 of record in Instrument No. 20040628-0076237, Register's Office for said County. Melinda W. Earnest is now known as Melinda E. Moore.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback taxes.

This is improved property known as: 214 Windsor Terrace Drive, Nashville, TN 37221.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

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, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is 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.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 14th day of March, 2014.

Melinda E. Moore

Melinda E. Moore

STATE OF Tennessee
County of Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Melinda E. Moore known to me to be the person whose names are subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that they executed the same for the purposes and consideration therein expressed, and acknowledged the same to be their free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 14th day of March, 2014.

Notary Public in and for the
State of Tennessee

My Commission Expires: 5/23/16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

Sworn and subscribed before me on March 14th, 2014.

Notary Public

My Commission Expires :

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015