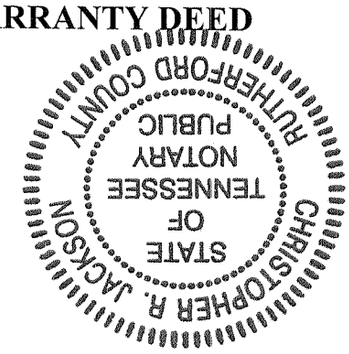
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$299,900.00.**

Debbie A. Headway
Affiant

Subscribed and sworn to before me this 14 day of May, 2014.

Notary Public
My Commission expires: May 16, 2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Michael Miles	Franklin American Mortgage Company	105-07-0-F-001.00CO
540 A Moore Avenue	501 Corporate Centre Drive, Suite 400	
Nashville, TN 37203	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Keith M. Moorman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Michael Miles, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2 on the plan of Final Plat of Resubdivision of Lot 11, Moore Lands, of record in Instrument Number 20070205-0014818, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to K.M. Moorman and Lane Summers Moorman, husband and wife, by deed from Eric Arnold and Tracy Arnold, husband and wife, on December 19, 2006, of record in Instrument Number 20061221-0157508, Register's Office for Davidson County, Tennessee. And further conveyed to Keith M. Moorman by Quitclaim Deed from Lane Summers Moorman on August 23, 2012 of record in Instrument Number 20120928-0088716, said Register's Office.

K.M. Moorman and Keith M. Moorman being one and the same person.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 in the estimated amount of $3,050.00 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 105-07-0-F-001.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20070205-0014818, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20130909-0094935, Register's Office for Davidson County, Tennessee.

This is improved property known as: **540 A Moore Avenue, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 05/13/14 14:44 3 pgs
Fees:18.00 Taxes:1109.63
20140513-0041055

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 May 9, 2014.

Keith M. Moorman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Keith M. Moorman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 9, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

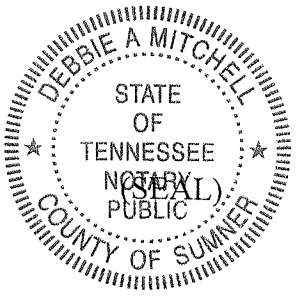
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell

Notary Public

My Commission Expires: 4/19/2017