BILL GARRETT, Davidson County
Trans:T20140046021 DEEDWARR
Recvd: 06/27/14 15:07 2 pgs
Fees:13.00 Taxes:1091.50
20140627-0056666

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2014.

NOTARY PUBLIC

My commission expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Hastings, *et al.* 839 Russleo Drive Nashville, TN 37209	Same address as new owner	102-08-0-039.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Five Thousand and 00/100 Dollars ($295,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMANDA RHIANNA MOORE, A SINGLE WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT C. HASTINGS AND JAMES O. HASTINGS, AS TENANTS IN COMMON**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 36 on the Plan of Horton Heights, Section IV, as of record in Plat Book 1835, page 129, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The Twin Team, LLC, by Warranty Deed from Daryl Spicer, married and James Deatrick, Jr. unmarried , dated 1/18/2012, recorded 1/25/2012, of record in Instrument No. 20100125-0006913, in the Register's Office for Davidson County, Tennessee. Same property previously conveyed to Dary Spicer and James Deatrick, Jr. by Trustees Deed from Wilson & Associates, PLLC, dated 12/21/2011, recorded 12/28/2011, of record in Instrument No. 20111228-0101428, in the Register's Office for Davidson County, Tennensse. Dary Spicer and Daryl Spicer are one in the same. Same property previously conveyed to Jane E. Johnson by Quitclaim Deed from Patrick A. Johnson, dated 3/31/99 and recorded 4/23/99 of record in Book 11444, page 351, Register's Office for Davidson County, Tennessee. Same property previously conveyed to Patrick A. Johnson and wife, Jane Elise M. Johnson, by Warranty Deed from Albert L. Schrader, Jr. and wife, Lois Hunt Schrader, dated 2/27/80, recorded 3/11/80, in Book 5577, page 173, in the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Moore and Michael Bachta, wife and

husband, by Warranty Deed from The Twin Team, LLC, dated June 28, 2012, recorded July 5, 2012, of record in Inst # 2012070505-0059089, in the Register of Deeds for Davidson County, TN.

AND BEING the same property further conveyed to Amanda Rhianna Moore by Quitclaim Deed from Michael Joseph Bachta, dated 8/29/2013, recorded 9/6/2013, of record in Instrument No. 20130906-0094514, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 25th day of June, 2014.

Amanda Rhianna Moore, by Leslie Garside, her attorney in fact

AMANDA RHIANNA MOORE, BY LESLIE GARSIDE, HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 25 day of June, 2014, before me, appeared Leslie Garside, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Amanda Rhianna Moore, and that said instrument was signed in behalf of the said Amanda Rhianna Moore by herself as her attorney-in-fact.

Witness my hand at office this the day and year above written.

Notary Public

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm Expires 9-29-2014