WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $76,000.00.

Affiant

Subscribed and sworn to me on July 24, 2014.

NOTARY PUBLIC

BRIDGIT MARSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bridgit Marshall
My Commission Expires
July 03, 2017
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20140054870 DEEDWARR
Recvd: 07/29/14 15:12 2 pgs
Fees:13.00 Taxes:281.20

20140729-0067497

THIS INSTRUMENT WAS PREPARED BY:
Jeremy H. Cherry
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27604SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles Andrew Robinson Bertha Judith Romero-Gallo 309 Jayme Mika Court Joelton, TN 37080	F&M Bank P.O. Box 451 Clarksville, TN 37041-0451	050-7-014

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Arthur P. Moore, Jr. and Lori A. Moore, Trustees of The Moore Family Living Trust, dated January 20, 2011, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Charles Andrew Robinson and Bertha Judith Romero-Gallo, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 213, on the Plan of Section Five, Village by the Creek, as shown on plat of record in Plat Book 6250, page 221, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Arthur P. Moore, Jr. and Lori A. Moore, Trustees of the Moore Family Living Trust dated January 20, 2011, by Warranty Deed from Arthur P. Moore, Jr. and wife, Lori A. Moore, filed for record in Instrument No. 20110629-0049705, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record in Book 6250, page 221, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions, of record in Deed Book 326, page 1171, as amended of record in Deed Book 356, page 115, and Deed Book 478, page 609, Register's Office for Sumner County, Tennessee.

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5. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3729 Village Trail, Nashville, TN 37207.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 on July 24, 2014.

Arthur P. Moore, Jr. TRUSTEE

Arthur P. Moore, Jr., Trustee

Lori A. Moore, Trustee

Lori A. Moore, Trustee

STATE OF CALIFORNIA, COUNTY OF ORANGE

Personally appeared before me, Arthur P. Moore, Jr. and Lori A. Moore, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Moore Family Living Trust, dated January 20, 2011 and are authorized, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 31, 2016

NICOLE L. SZLAPKA
Commission # 2002726
Notary Public - California
Orange County
My Comm. Expires Dec 31, 2016