THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $248,750.00. Affiant Subscribed and sworn to before me this 28th day of August, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140065719 DEEDWARR
Recvd: 09/04/14 09:47 3 pgs
Fees:18.00 Taxes:920.38
20140904-0080828

ELIZABETH J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Christopher Moynihan and Casey Moynihan 1707 Riverwood Drive Nashville, TN 37216	Prospect Mortgage, LLC 15301 Ventura Blvd Suite D250 Sherman Oaks, CA 91403	Map and Parcel No.: 07301005600 07301005700

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, **Geraldine C. Higgins, Trustee of the Crawford-Smith Trust under agreement dated February 8, 1991, with full power of sale without the joinder of any other person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Moynihan and wife, Casey Moynihan** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1707 Riverwood Drive, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 28th day of August, 2014.

Geraldine C. Higgins, Trustee

Geraldine C. Higgins, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Geraldine C. Higgins, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2014.

Notary Public
My Commission Expires:

GEORGE E. HUDDLESTON, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

TRACT I:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 4, Section I, on the Map of Moss Rose Heights Subdivision, a part of the W.J. Tune Land, described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows:

Beginning at a point in the Easterly margin of Maxey Lane, 161.7 feet Southeast of a concrete monument set in the Easterly margin of said Maxey Lane, the beginning of a curve to Claypool Avenue, the common corner of Lots Nos. 3 and 4 of said Subdivision; thence Southeastwardly with the Easterly margin of Maxey Lane, 60.0 feet, to a point, the common corner of Lots Nos. 4 and 5 of said subdivision; thence Easterly with the dividing line between said Lots Nos. 4 and 5 of said Subdivision, 170.0 feet to a point, the common corner of said Lots Nos. 4 and 5; thence Northeasterly 60.0 feet, to a point, the common corner of said Lots Nos. 3 and 4 of said Subdivision; thence Westerly with the dividing line between said Lots Nos. 3 and 4 of said Subdivision, 170.0 feet, to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of Moss Rose Heights, Section I, not of record, described according to a survey made by Blanchard and Parrish, Engineers, September 2, 1940, as follows:

Beginning on the Easterly margin of Riverwood Drive, formerly Maxey Lane, at the Southwest corner of the property conveyed to Weakley J. Tune, Jr., and wife, by deed from Weakley J. Tune and wife, of record in Book 1160, page 563, Register's Office for Davidson County, Tennessee; thence with the line between said two Lots, Eastwardly 170.0 feet; thence Southwardly 60.0 feet; thence Westwardly 170.0 feet to the Easterly margin of Riverwood Drive; thence with said Drive, Northwardly 60.0 feet, to the beginning.

Being the same property conveyed to Geraldine C. Higgins, Trustee by Warranty Deed from Weakley J. Tune, Jr., unmarried, recorded on the 20th day of June, 1990, in Deed Book 8134, page 669, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated and assumed by Grantees.
2. Agreement for Dedication of Easement recorded in Book 4191, page 379, Register's Office for Davidson County, Tennessee.