Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150010013 DEEDWARR
Recvd: 02/09/15 13:32 2 pgs
Fees:13.00 Taxes:1554.00
20150209-0011892

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $420,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF FEBRUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7285 NOERPER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Robert Noerper and Tracy Noerper	same	15807000700
1912 Cromwell Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ADRIAN B. MOODY AND WIFE FRANCES D. MOODY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TRACY NOERPER AND ROB NOERPER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 106, SECTION III, HILLSBORO PARK, as shown on plat of record in Plat Book 2663, Page 94, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Adrian B. Moody and wife, Frances D. Moody by Warranty Deed from Vernon E. Wilson and wife, Ula R. Wilson, recorded on the 1st day of October, 1981 in Deed Book 5801, Page 912, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed on behalf of Adrian B. Moody pursuant to a power of attorney executed by the same on 09/26/2007, and of record in Instrument #20150113-0003537, Registers Office for Davidson County Tennessee.

This instrument is being executed on behalf of Frances D. Moody pursuant to a power of attorney executed by the same on 09/26/2007, and of record in Instrument #20150113-0003538, Registers Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION III, HILLSBORO PARK, as recorded in Plat Book 2663, Page(s) 94, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2435, Page 237, Book 2603, Page 440 and Book 2855, Page 475 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 1912 Cromwell Drive, Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 hand on the ~~6th~~ 5th day of February, 2015.

Adrian B. Moody by Deborah Lee Schellhase, attorney-in-fact

Adrian B. Moody by Deborah Lee Schellhase, attorney-in-fact

ADRIAN B. MOODY BY D B M S, ATTORNEY-IN-FACT

Adrian B. Moody by David B. Moody, attorney-in-fact

Adrian B. Moody by Stephanie Vaughters, attorney-in-fact

Adrian B. Moody by Stephanie Vaughters, attorney-in-fact

Frances D. Moody by Deborah Lee Schellhase, attorney-in-fact

Frances D. Moody by Deborah Lee Schellhase, attorney-in-fact

FRANCES D. MOODY BY D B M S, ATTORNEY-IN-FACT

Frances D. Moody by David B. Moody, attorney-in-fact

Frances D. Moody by Stephanie Vaughters, Attorney-in-fact

Frances D. Moody by Stephanie Vaughters, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared Deborah Lee Schellhase, David B. Moody, and Stephanie Vaughters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Adrian B. Moody and Frances D. Moody for the purposes therein contained, and who further proved to me to be the Attorney-In Fact for and authorized to execute this instrument on behalf of Adrian B. Moody and Frances D. Moody.

Witness my hand and official seal at Franklin, Tennessee, this ~~6th~~ 5th day of February, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

File #: 15-7285 NOERPER