WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

JOHN COO... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

G-TG-15-812

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valerie Diden Moore and Dustin Moore	**Bank of Tennessee**	
(NAME)	(NAME)	**102-11-0-035.00**
812 Templeton Drive	**301 E. Center Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Kingsport, TN 37660**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **GLYNA E. KILPATRICK, TRUSTEE OF THE GLYNA E. KILPATRICK REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VALERIE DIDEN MOORE AND DUSTIN MOORE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 370 on the Plan of Brook Meade, Section X of record in Plat Book 2331, Page 135, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the southerly margin of Adkisson Lane, the common front corner of Lots Nos. 370 and 371 on said Plan; thence southerly along the dividing line of said Lots 200 feet to a point; thence westwardly 206 feet to a point in the east margin of Templeton Drive; thence northwardly along the east margin of said Templeton Drive, 182.8 feet to a point; which is the beginning of a curve; thence around said curve having a radius of 25 feet; 39.3 feet to a point in the southerly margin of Adkisson Lane; thence eastwardly along the south margin of said Lane 183 feet to the beginning.

Being a part of the same property conveyed to The Glyna E. Kilpatrick Revocable Living Trust, through Glyna E. Kilpatrick by Quitclaim deed from Glyna E. Kilpatrick of record in Instrument No. 20040412-0040749 Register's Office for Davidson County, Tennessee, dated February 9, 2004 and recorded on February 12, 2004.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 135, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5158, Page 427, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Templeton Drive, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150018706 DEEDWARR
Recvd: 03/16/15 09:54 2 pgs
Fees:13.00 Taxes:1554.00
20150316-0022116

Witness my/our hand(s) this the 11th DAY OF MARCH, 2015.

The Glyna E. Kilpatrick Revocable Living Trust

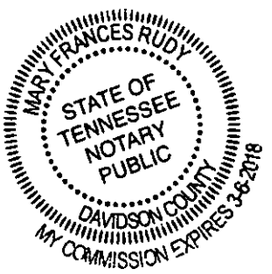
BY: _____
Glyna E. Kilpatrick
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLYNA E. KILPATRICK, TRUSTEE of THE GLYNA E. KILPATRICK REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 11th of March, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212