THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074597**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $198,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2015. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150085773 DEEDWARR
Recvd: 10/08/15 08:54 2 pgs
Fees:13.00 Taxes:732.60
20151008-0102592

WARRANTY DEED

Address New Owner: Gary Gaston 1200 5th Avenue #422 Nashville TN 37208-2759	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082090F00900CO

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, **Jodie A. Moore, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gary Gaston, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit 422 on the plan of 1200 Fifth Avenue North Condominiums of record in Instrument No. 20040709-0081700, Exhibit "B", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jodie A. Moore, an unmarried woman by Warranty Deed from Germantown Partners, LLC., a TN limited liability company, recorded on the 15th day of October, 2004 in Instrument No. 20041015-0124333, in the Register's Office of Davidson County, Tennessee.

Said property was never marital residence of grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GERMANTOWN FIFTH AVENUE, as recorded in Plat Book 9700, Page(s) 489 and Instrument No. 20020108-0002614.

Covenants, Conditions and Restrictions recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069 (Phillips Jackson Redevelopment District).

Charter of Homeowners Association recorded at Instrument Nos. 20040609-0068410 and 20040610-0069093.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1200 FIFTH AVENUE NORTH CONDOMINIUMS of record in Instrument No. 20040709-0081700; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1200 5th Avenue #422 Nashville TN 37208-2759

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 30th day of September, 2015.

Jodie A. Moore by Will Chapman, Attorney in Fact

Jodie A. Moore by Will Chapman
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Will Chapman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jodie A. Moore, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of September 2015.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017