WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/14/05 07:57 2 pgs
Fees:13.00 Taxes:555.00
20050614-0067565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$ 150,000. oc

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 8/20/07 .
(AFFIX SEAL)

ROGER SPRUCH NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gold Star Development, Inc.	**OWNER**	**164-00-0-192.00**
(NAME)	(NAME)	
2572 Murfreesboro Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Patricia Anne Moss**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gold Star Development, Inc.**, 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:

Being a parcel of land in Nashville, Second Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee, located on the southerly side of Hamilton Church Road east of Mt. View Road, and being more particularly described as follows:
Beginning at a point in the southerly right-of-way line of Hamilton Church Road, said point being easterly 725.03 feet from an iron pin at the point of intersection with the easterly right-of-way line of Mt. View Road; thence with said southerly right-of-way S 60° 13" E 308.43 feet to an existing metal post; thence leaving said line with the westerly line of property conveyed to Dean R. Allen by deed of record in Book5556, Page 774, R.O.D.C., S 10° 14' W 1,278.63 feet to an existing iron pin; thence with the northerly line of property conveyed to R. Dennis Britt by deeds of record in Book 4221, Page392 and Book 5017, Page 561, R.O.D.C., N 87° 03' W 293.03 feet to a point; thence leaving said line with the easterly line of property conveyed to W.F. Moss, et al by deed of record in Book 8464, Page 156, R.O.D.C., N 10° 14' E, 1,418.99 feet to the point of beginning, containing 392,014.square feet 9.00 acres more or less.

Being the same property conveyed to Patricia Anne Moss by deed of record in Book 8963, Page 924, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as **Hamilton Church Road, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 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 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 my/our hand(s) this 2nd day of June, 2005.

Patricia Anne Moss

Patricia Anne Moss

State of North Carolina County of Guilford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Patricia Anne Moss the bargainor(s), 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 and official seal at GREENSBORO, NC, North Carolina, this 3 JUNE day of June, 2005.

Commission Expired

OFFICIAL SEAL
JEFFREY R. FINBERG
Notary Public - Guilford County
State of North Carolina
My Commission Expires November 13, 2006

Notary Public