File No. 260601562

WARRANTY DEED

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Kathleen C. Fasig
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX MY COMMISSION EXPIRES OCTOBER 12, 2008

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Trice Fasig	John Fasig	15001012900
(NAME)	(NAME)	
244 Bell Road	244 Bell Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Gertrude L. Moss, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Trice Fasig, married and Amy E. Fasig, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract #1
Beginning at a concrete monument set in the easterly margin of Bell Road at the southeast corner of the intersection of Bell Road and Mossdale Drive (proposed); thence southwardly along the easterly margin of Bell Road, 105.84 feet to an iron pin; thence south 71 deg. 38' East, 192.78 feet to a concrete monument; thence North 7 deg. 39 feet East, 164.57 feet to the southerly margin of Mossdale Drive (proposed); thence North 82 deg. 21 feet East, along the southerly beginning of a curve to the left having a radius of 25 feet; thence southwestwardly around said curve, 37.80 feet to a concrete monument set in the easterly margin of Bell Road, the point of beginning.

Being the same property conveyed to C.O. Moss, Jr. and wife Gertrude L. Moss by Quit Claim Deed from C. O. Moss, Jr. of record in Deed Book 8843, page 351, Register's Office for said County. The said C.O. Moss, Jr. has since died, leaving Gertrude L. Moss as his sole surviving spouse.

Tract #2
Being Lot No. 2 on the Plan of Mossdale Drive Subdivision, as of record in Plat Book 8250, Page 331, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to C.O. Moss, Jr. and wife Gertrude L. Moss by QuitClaim deed from C.O. Moss, Jr. of record in Deed Book 8843, page 351, Register's Office for said County. The said C.O. Moss, Jr. has since died, leaving Gertrude L. Moss as his sole surviving spouse.

Subject to all matters as set forth per Plat Book 8250, Page 331, Register's Office of said County.

Davidson County DEEDWARR
Recvd: 07/18/06 13:29 2 pgs
Fees:13.00 Taxes:444.00
20060718-0086594

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 244 Bell 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 GRANTEE(S), his/her/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), his/her/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.

Gertrude Moss by Susan Thomas McCloud, Atty-in-Fact

Gertrude L. Moss
By: Susan Thomas McCloud, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan Thomas McCloud, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gertrude L. Moss , as her Attorney In Fact, under Power of Attorney bearing Inst. No. _____, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Gertrude L. Moss, under said Power of Attorney.

Witness my hand and official seal this 7th day of July, 2006.

My Commission Expires: _____

Notary Public

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES OCTOBER 12, 2008

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RETURN TO:
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