Davidson County DEEDWARR
Recvd: 10/28/08 11:12 3 pgs
Fees:18.00 Taxes:1054.50

20081028-0107447

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Margaret Burney Puckett
Affiant

Subscribed and sworn to before me, this 24th day of October, 2008.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

Address New Owner As Follows:
Margaret Burney-Puckett
401 Bowling Avenue, #88
Nashville, TN 37205

Send Tax Bills To:
TriStar Bank
P. O. Box 105012
Atlanta, GA 30348-5012

Map-Parcel Number:
104-13-0B 080.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD THOMAS MOSS AND WIFE, LYNN H. MOSS,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MARGARET BURNEY-PUCKETT**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Building Site No.: 80 on the Plan of Richmeade Place, Section 5, a Planned Unit Development, as of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete accurate legal description thereof of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Edward Thomas Moss and Lynn H. Moss, husband and wife, by deed from Kaye E. Zusmann, an unmarried person, of record as Instrument No. 20040719-0086090, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 taxes, which have been prorated and shall be paid by Grantor.

2. All matters as shown on the Plan of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Plan of record in Book 4675, page 160, Register's Office for Davidson County, Tennessee.

4. Conveyance of Common Area to Richmeade Place Homeowner's Association, Inc., of record in Book 5487, page 73, Register's Office for Davidson County, Tennessee.

5. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4941, page 637, as amended in Book 5036, page 338, and Supplementals of record in Book 5019, page 946, Book 5039, page 256, Book 5094, page 473, Book 5238, page 385, Book 5408, page 210, Register's Office for Davidson County, Tennessee.

6. By-Laws of Richmeade Place Homeowners' Association, Inc., of record in Book 4941, page 689, and as amended in Book 5213, page 945, Register's Office for Davidson County, Tennessee.

7. Charter of Richmeade Place Homeowners' Association, Inc., of record in Book 4942, page 633, Register's Office for Davidson County, Tennessee.

8. Rights of others in and to the common elements.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 401 Bowling Avenue, #88, Nashville, TN 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, her heirs and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 24th day of October, 2008.

Edward Thomas Moss

Lynn H. Moss

By: Edward Thomas Moss AIF

Edward Thomas Moss, 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, **EDWARD THOMAS MOSS**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 24th day of October, 2008.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD THOMAS MOSS**, 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**, 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 24th day of October, 2008.

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 2, 2011