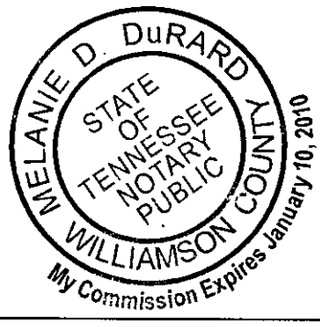
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-10-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Carol King & Angela C. Grett	MERS	160-11 73.00
(NAME)	(NAME)	
1101 Nutmeg Court	P.O Box 2026	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Flint, MI 48501-2026	
(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, **Brad R. Moss and wife, Martha L. Moss (formerly known as Martha L. Smith),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane Carol King and Angela C. Grett, both unmarried, with the right of survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Hearthstone, Phase 9, of record in Book 6900, page 374, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha L. Smith, an unmarried woman, and Brad R. Moss, an unmarried man, as tenants in common with right of survivorship, by Warranty Deed from Randall T. Love and wife, Jacqulyn Love, dated February 29, 2000, as of record in Instrument No. 20000301-0020087, Register's Office for Davidson County, Tennessee. Martha L. Smith having since married Brad R. Moss and is now known as Martha L. Moss.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; all matters appearing on the Plan of record in Book 6900, page 374; restrictions of record in Book 5409, page 485, and Book 7302, page 92; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1101 Nutmeg Court, Brentwood, TN 37027

(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.

BILL GARRETT, Davidson County
Trans:T20090081208 DEEDWARR
Recvd: 12/01/09 15:47 2 pgs
Fees:13.00 Taxes:1006.40
20091201-0110044

Witness our hands this 24th day of November, 2009.

Brad R. Moss

Martha L. Moss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brad R. Moss and Martha L. Moss, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of November, 2009.

Notary Public

My Commission Expires: 12-06-2011

