(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **11-1089**

BILL GARRETT, Davidson County
Trans:T20110037392 DEEDWARR
Recvd: 06/22/11 13:07 2 pgs
Fees:13.00 Taxes:444.00
20110622-0047897

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/10/2011**, by and between **Sara Jo Bradshaw, now Moss, a married individual**, parties of the first part, and **Kim Marie Rouse, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 7 on the plan of Villages of Brentwood, Phase VIII, Section I of record in Plat Book 6900, Page 977 Amending *769, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
*Book 6200, page 769,

Being the same property conveyed to Sara Jo Bradshaw, unmarried by deed from Marie E. Peat, unmarried of record as Instrument No. 20040714-0083843, said Register's Office.

Sara Jo Bradshaw is now known as Sara Jo Moss by virtue of her marriage to Matt Moss.

Carl M Moss, spouse of Sara Jo Moss, joins in this conveyance to convey any andall interest he may have; especially his marital rights.

This conveyance is made subject to any and all existing restrictions and easements of record.

Parcel ID # **161-11E-20C**
☒ Improved property located at: **5222 Village Way, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Sara Jo Bradshaw Moss

Sara Jo Bradshaw Moss

Carl M. Moss

Carl M Moss

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Sara Jo Bradshaw Moss and Carl M Moss** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 10th day of June, 2011..

Rebecca T. Garland
Notary Public

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/13

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Owner's Name: **Kim Marie Rouse**

and Address: **5222 Village Way, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 10th day of June, 2011..

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.