When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20120061044 DEEDWARR
Recvd: 08/16/12 08:43 2 pgs
Fees: 13.00 Taxes: 469.90
20120816-0073258

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1207-65657

Address of New Owner:	Send Tax Bills to:	Tax Information
Kevin Sanderson 442 Moss Trail Goodlettsville TN 37072	Magna Bank 6525 Quail Hollow Road, Suite 300 Memphis, TN 38120	026-09-0 045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Ray Moss, as Successor Trustee of the Florence M. Moss Living Trust uad November 3, 1994, as amended and James Ray Moss, Jane Moss Birdwell and Jimmy Ronald Moss as heirs at law of Florence M. Moss, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kevin Sanderson, hereinafter called the Grantees, their successors 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. 35, on the Plan of Goodlettsville Heights Subdivision, Section Number Two, of record in Plat Book 1424, Pages 120-121, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Moss by deed from W.D. Tidwell, Sr. and wife, Ella Mai Tidwell, dated June 30, 1975, recorded July 8, 1975 in Book 4929, Page 951, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Florence M. Moss, by Order of The Probate Court for Davidson County, Case No. 93P-161, dated March 23, 1993 and filed March 23, 1993 in Book 8894, Page 314. Being futher conveyed to Florence M. Moss, Trustee of The Florence M. Moss Living Trust dated November 3, 1994, for her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary by Quitclaim Deed from Florence M. Moss, dated November 3, 1994, recorded November 8, 1994 in Book 9514, Page 526, Register's Office for Davidson County, Tennessee. Florence M. Moss having since died December 10, 2011.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 442 Moss Trail, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of July, 2012.

James Ray Moss, as Successor Trustee
Of the Florence M. Moss Living Trust
Uad November 3, 1994

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Ray Moss, Successor Trustee of the Florence M. Moss Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 31st day of July, 2012.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

James Ray Moss

Jane Moss Birdwell

Jimmy Ronald Moss

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named James Ray Moss, Jane Moss Birdwell and Jimmy Ronald Moss, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 31st day of July, 2012.

Notary Public at Large

My commission expires: 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014