BILL GARRETT, Davidson County
Trans: T20130056286 DEEDWARR
Recvd: 07/02/13 13:14 2 pgs
Fees: 13.00 Taxes: 277.50

20130702-0068331

WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of June, 2013.

Notary Public
MY COMMISSION EXPIRES: 5/10/16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DEANNA DAWN JOHNSON
DAVIDSON COUNTY
My Commission Expires 5/10/16

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title & Escrow Series, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Carnahan	New Owner	07108016800
(NAME)	(NAME)	
540 Norton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Wayne Moss and wife Beverly Moss and Christopher Adam Moss, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Carnahan, a single man**, 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:

Being Lot No. 88 on the Plan of Joywood Heights, Section 1, as of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 88 fronts 60 feet on the south side of Norton Avenue, and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Wayne Moss, Beverly Moss and Christopher Adam Moss by Warranty Deed from Willie M. Braddom, Conservator for Nancy Hughes dated December 15, 2009 of record in Instrument No. 20091218-0115446, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 540 Norton Avenue, Nashville, TN 37207

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, has 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.

Witness our hands this **27th** day of **June, 2013**

Wayne Moss

Beverly Moss

Christopher Adam Moss

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, **Wayne Moss, Beverly Moss and Christopher Adam Moss**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **27th** day of **June, 2013**

Notary Public

My commission expires: 5/10/16

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16