BILL GARRETT, Davidson County
Trans:T20130091882 DEEDWARR
Recvd: 10/25/13 13:58 2 pgs
Fees:13.00 Taxes:259.00
20131025-0111495

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-1087

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Tracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of October, 2013

Notary Public
Commission Expires: 3/24/17

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Farokh Fani 1453 Bell Road, Suite 106 Nashville, TN 37211	Farokh Fani 1453 Bell Road, Suite 106 Nashville, TN 37211	147-10-0-134.00

WARRANTY DEED

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,

C. Michael Moss, Wendell J. Moss, Daniel K. Moss and Thomas A. Moss

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Farokh Fani

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. 9 on the Plan of Parkview Estates, Section One, as of record in Book 3300, Page 87, Register's Office for said County.

SAID Lot No. 9 fronts 110.0 feet on the southwesterly side of Whispering Hills Drive and extends back 156.3 feet on the northwesterly line and 104.55 feet on the southeasterly line to a dead line on the rear, measuring 107.6 feet thereon.

BEING the same property conveyed to C. Michael Moss, Wendell J. Moss, Daniel K. Moss and Thomas A. Moss, as tenants in common, by Administrator's Quitclaim Deed from Daniel K. Moss, Administrator of the Estate of Carl Wesley Moss, dated 4/15/13 and recorded 6/26/13 in Instrument Number 20130626-0065824; The said Carl Moss (aka Carl Wesley Moss) died intestate on 7/20/2012, being predeceased by Mabel Moss who died 4/11/2007. Upon the death of Carl Moss, subject property vested in C. Michael Moss, Wendell J. Moss, Daniel K. Moss and Thomas A. Moss, his only heirs-at-law. The said Daniel K. Moss being appointed as Administrator of the Estate of Carl Wesley Moss, by Order under Probate No. 13P-159, in The Seventh Circuit Court For Davidson County, Tennessee (Probate Division).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 623 Whispering Hills Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of October, 2013.

C. Michael Moss (aka Carl Michael Moss)
By: Daniel K. Moss attorney in fact
Daniel K. Moss, Attorney-in-Fact

Thomas A. Moss
By: Daniel K. Moss attorney in fact
Daniel K. Moss, Attorney-in-Fact

Wendell J. Moss
By: Daniel Kay Moss attorney in fact
Daniel Kay Moss, Attorney-in-Fact

Daniel K. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel K. Moss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2013.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/24/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Daniel R. Moss a/k/a Daniel Kay Moss** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **C. Michael Moss, aka Carl Michael Moss, Wendell J. Moss and Thomas A. Moss,** and acknowledged that he executed the same as the free act and deed of the said **C. Michael Moss, aka Carl Michael Moss, Wendell J. Moss and Thomas A. Moss.**

Witness my hand and official seal this 23rd day of October, 2013.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

NOTARY PUBLIC

My Commission Expires: 3/24/17

(Notary Seal)