WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Keith Head
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2013.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Slaton	Scott Slaton	04314003900
(NAME)	(NAME)	
537 E. Maple St.	537 E. Maple St.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20131860

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, PHILIP C. MOSS, SUCCESSOR TRUSTEE OF THE VIRGINIA L. MOSS FAMILY LIVING TRUST DATED SEPTEMBER 10, 2013**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **SCOTT SLATON, UNMARRIED**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 9 on the Plan of the Subdivision of Tract No. 1, Forest Park Acreage Tract, which is of record in Book 843, page 81, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING on the Northerly margin of East Maple Street at the corner of Lot Nos. 8 and 9; thence with the line between said lots Northwardly 209 feet; thence North 82° East 44.9 feet; thence South 38° East 12 feet to the corner of Lots 9 and 10; thence with the line between said two lots Southwardly 199.5 feet to the Northerly margin of East Maple Street; thence with the same Westwardly 50 feet to the beginning.

BEING all of the same property conveyed to Virginia L. Moss by Warranty Deed from Mark M. McMahon and wife, Ruby E. McMahon dated July 31, 1989 and filed of record in Book 7904, Page 469, Register's Office for Davidson County, Tennessee. The said Virginia L. Moss conveyed subject premises to Virginia L. Moss, Trustee of the Virginia L. Moss Family Living Trust, by Quitclaim Deed dated September 15, 2013 and filed of record in Instrument 20130916-0097073, Register's Office for said County. The said Virginia L. Moss is now deceased and pursuant to the Trust Agreement of The Virginia L. Moss Family Living Trust, Philip C. Moss was named as Successor Trustee.

unimproved ☐

This is improved ☒ property, known as 537 E. Maple St., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20130098285 DEEDWARR
Recvd: 11/19/13 11:41 2 pgs
Fees:13.00 Taxes:196.10
20131119-0119281

Witness my hand this 18th day of November, 2013.

By: Trustee
Philip C. Moss, Successor Trustee of the Virginia L. Moss Family Living Trust dated September 10, 2013

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Philip C. Moss, Successor Trustee, the bargainor(s), 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 this 18th day of November, 2013.

Commission expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public