179 - 5

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140001480 DEEDWARR
Recvd: 01/08/14 08:55 2 pgs
Fees:13.00 Taxes:166.50
20140108-0001933

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $45,000.00

Affiant

Sworn to and subscribed before me this 3 day of Jan, 2014

NOTARY PUBLIC

My Commission Expires: 5-20-14

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Moss Investments, Inc.	Same	08107041600
P.O. Box 22074		
Nashville, TN 37202		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnny Burroughs and wife, Linda Burroughs**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Moss Investments, Inc**, hereinafter called "Grantee", their heirs and assigns, forever, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.
>
> Said Lot No. 15 fronts 50 feet on the easterly side of Cephas Street, and runs back between parallel lines 115 feet to an alley.
>
> Being the same property conveyed to Johnny Burroughs and wife, Linda Burroughs by deed from Wilson Enterprises, Inc, of record in Instrument no. 20070911-0108960, Register's Office for Davidson County, Tennessee.
>
> This is property known as 1902 Cephas Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 3rd day of, January, 2014.

Johnny Burroughs
JOHNNY BURROUGHS

Linda Burroughs by Johnny Burroughs Attorney in fact
LINDA BURROUGHS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Johnny Burroughs**, the Bargainer, 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 3 day of January, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-20-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2014, before me personally appeared **Johnny Burroughs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Linda Burroughs**, and acknowledged that such person executed the same as the free act and deed of **Linda Burroughs**.

Witness my hand and official seal this 3rd day of January, 2014.

ROBERT F. SPANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires 5-20-14.