# WARRANTY DEED

ET-14-3247

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson (60H)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Heather R Snodgrass
Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2014.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Heather R. Snodgrass | FirstBank | |
| 223 Garwood Dr. | (NAME) 3500 Blue Lake Drive; Ste 325 | 119 02 0 088.00 |
| (ADDRESS) Nashville, TN 37210 | (ADDRESS) Birmingham, AL 35243 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILLIP MOSS AND WIFE, TERESA MOSS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATHER R. SNODGRASS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: *A single Woman

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Cunningham Heights of record in Plat Book 2331, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Phillip E. Moss and wife Teresa Moss by deed from Phillip E. Moss of record in Instrument No. 20111110-0088202 Register's Office for Davidson County, Tennessee, dated October 27, 2011 and recorded on November 10, 2011. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 223 Garwood Dr. Nashville, TN 37210. Being the same property conveyed to Phillip E. Moss by deed from Wells Fargo Bank, N.A., Trustee of record in Instrument No. 20111031-0084514 Register's Office for Davidson County, Tennessee, dated October 19, 2011 and recorded on October 31, 2011. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 223 Garwood Dr. Nashville, TN 37210.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved ( X ) property, known as 223 Garwood Dr., Nashville, Tennessee 37210
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 29th day of May, 2014.

Phillip E. Moss

Teresa Moss

BILL GARRETT, Davidson County
Trans: T20140040296 DEEDWARR
Recvd: 06/09/14 10:12 2 pgs
Fees: 13.00 Taxes: 462.13

20140609-0049785

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

On this the 29th day of May, 2014, before me personally appeared Phillip E. Moss and wife, Teresa Moss to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2014 .

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520