WARRANTY DEED

Return To,

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of **June, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew M Moss	Accurate Mortgage	42-13-0B - 130.00
(NAME)	(NAME)	
905 Glenridge Lane	444 Metroplex Drive Suite B 206	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN, 37211	
(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, **Sue Ann Pope, A.K.A. Sue Pope**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew M Moss, unmarried**, 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. 130 on the Plan of Resubdivision of Lots 114 thru 130 and 131A, Riverside, Phase 3, of the Riverside being recorded in Instrument No. 20040108-0003094, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Sue Ann Pope, A.K.A. Sue Pope, unmarried by Warranty Deed from Marcos Stephen Arancibia and wife, Tara Melissa Arancibia dated July 7, 2006, of record in Instrument No. 20060713-0084351, Register's Office for 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 905 Glenridge Lane, Nashville, TN 37221

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 **26th** day of **June, 2014**

BILL GARRETT, Davidson County
Trans:T20140046693 DEEDWARR
Recvd: 07/01/14 10:24 2 pgs
Fees:13.00 Taxes:850.63

20140701-0057557

Sue Ann Pope a/k/a Sue Pope by

Sue Ann Pope AKA Sue Pope by Tim Kyne, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Tim Kyne**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Sue Ann Pope AKA Sue Pope**, and who acknowledge that he/she executed the same as the free act and deed of the said **Sue Ann Pope AKA Sue Pope**, by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ _____, ~~Page~~ _____, said Register's Office. * Instrument # 20140701-0057556

Witness my hand and official seal, this **26th** day of **June, 2014**

Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015