Davidson County DEEDWARR
Recvd: 07/02/14 13:44 3 pgs
Fees:18.00 Taxes:1110.00
20140702-0058362

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

ANNETTE J. SOUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of June 2014.

Notary Public
My commission expires: 9-9-2014

Address of New Owner:	Send Tax Bills to:	Tax Information
Megan Root 4017 Moss Rose Drive Nashville, TN 37216	New Owner	06213010800

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Audrey V. Mezera and Daniel J. Mezera, Jr.,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Megan** Anne **Root,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 4, Plan of Moss Rose Heights Subdivision, Section 2, as shown on plat of record in Plat Book 1424, Page 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Audrey V. Mezera and Daniel J. Mezera, Jr., wife and husband by Quitclaim Deed from Daniel Mezera Jr., and wife, Audrey Mezera, recorded on April 18, 2013 in Instrument Number 20130418-0038888, Register's Office for Davidson County, Tennessee.

This property is improved property known as **4017 Moss Rose Drive, Nashville, TN, 37216.**

This conveyance is subject to the following: all matters appearing of record in Plat Map Book 1424, Page 109, Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of June, 2014.

Audrey V. Mezera by Triston Jacobs her Attorney in Fact

Daniel J. Mezera, Jr. by Triston Jacobs his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On June 27, 2014, before me personally appeared, Triston Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Audrey V. Mezera and Daniel J. Mezera, Jr., and who acknowledged that he executed the same as the free act and deed of Audrey V. Mezera and Daniel J. Mezera, Jr.

Witness my hand and official seal at 27th day of June, 2014.

Notary Public

My Commission expires: 9-9-2014

FILE NO: 2014063142

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

ANNETTE J. SCUTELLA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

True Copy Certification

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to ~~law~~.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-21-15

Notary' Seal (if on paper)

LORI HOLLOWAY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY