WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1108

NEW OWNER:

Star J. Moberg
5263 New John Hagar Road
Hermitage, TN 37076

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 14-0552

Map/Parcel 098-06-0-A-101.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140051609 DEEDWARR
Recvd: 07/17/14 15:24 2 pgs
Fees:13.00 Taxes:1030.45
20140717-0063515

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Seventy-Eight Thousand Five Hundred and 00/100 Dollars ($278,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **508 INVESTORS, LLC** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STAR J. MOBERG, AN UNMARRIED INDIVIDUAL** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 93 on the Final Plat of Phase One, Section "B", Bridgewater, of record in Instrument No. 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument No. 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to 508 Investors, LLC, a Limited Liability Company, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated March 14, 2014, and of record in Instrument No. 20140321-0023561, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 5263 New John Hagar Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 11th day of **July, 2014**.

508 INVESTORS, LLC

By: _____
THEODORE J. BERTUCA, MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, 508 INVESTORS, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 11th day of **July, 2014**.

_____
NOTARY PUBLIC

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **278,500.00**.

_____
AFFIANT

Sworn to and subscribed to before me 11th day of **July, 2014**.

_____
NOTARY PUBLIC

My commission expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
Expires June 1, 2015