Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
165 Indian Lake Boulevard, Suite 101
Hendersonville, Tennessee 37075
Map/Parcel
025-04-0-099.00

SPECIAL WARRANTY DEED

FROM:
Jimmy Ronald Moss, and wife
Lori Jane Moss
213 S. Main Street
Goodlettsville, TN 37072

SEND TAX BILLS TO:
First Holding, LLC
213 S. Main Street
Goodlettsville, TN 37072

NAME & ADDRESS OF NEW OWNER:
First Holding, LLC
213 S. Main Street
Goodlettsville, TN 37072

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy Ronald Moss and wife Lori Jane Moss**, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said **First Holding, LLC,** a Tennessee limited liability company, hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in the 10th, formerly the 20th Civil District of Davidson County, TN, being part of Lots Nos. 1 and 2 on the unrecorded Map of J. W. Harris, Clark Home Place, being Lot No. 6 on a survey made by Z. J. Wilkinson, Surveyor dated October 22, 1954 and December 12, 1955, as follows:

BEGINNING on the Westerly margin of Dickerson Pike at the Northeast corner of the property conveyed to Pan-Am Southern Corporation by Deed from Jesse J. Jones, et al. Of record in Book 2438, Page 411, Register's Office for said County; thence with said Dickerson Pike North 3 deg. 51 min. West 96.5 feet to the Southeast corner of Lot No. 7 on said survey; thence with the line between Lots Nos. 6 and 7 South 87 deg. 45 min. West 370.4 feet to an iron pin; thence South 43 deg. West 135.45 feet, more or less, to the Northerly margin of a 12-foot private drive; thence with the same North 88 deg. 48 min. East 318 feet, more or less, to the Northerly margin of a 12-foot private drive; thence with the same, North 88 deg. 48 min. East 318 feet, more or less, to the Northwest corner of said Pan-Am property; thence with said Pan-Am's Northern boundary line North 86 deg. 31 min. East 150 feet to the beginning.

BEING the same property conveyed to JIMMY RONALD MOSS and wife, LORI JANE MOSS by Deed dated August 1, 2005, and executed by WALLENE HUTCHERSON, unmarried and recorded as Instrument No. 20050802-0090547, said Registers' Office.

BILL GARRETT, Davidson County
Trans:T20140083978 DEEDWARRSP
Recvd: 11/06/14 13:20 2 pgs
Fees:13.00 Taxes:2405.00
20141106-0102654

This is improved property known as 213 S. Main St., Goodlettsville, Tennessee.

Grantors covenant with the Grantee that the Property is free from all encumbrances made or suffered by Grantors, except to the Permitted Exceptions set forth in the attached Exhibit A.

Grantors covenant and binds themselves and their successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantors, except claims arising under or by virtue of the Permitted Encumbrances.

Jimmy Ronald Moss

Lori Jane Moss

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, **Jimmy Ronald Moss and wife Lori Jane Moss**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 4 day of Nov, 2014.

NOTARY PUBLIC

My Comm. Expires: 2-6-17

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 150,000.00.

AFFIANT

Sworn to and subscribed before me on this the ___ day of ___, 2014.

NOTARY PUBLIC

My Commission expires: 2-6-17