Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140085156 DEEDWARR
Recvd: 11/12/14 10:11 2 pgs
Fees:13.00 Taxes:1172.90
20141112-0103998

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $317,000.00

Affiant

Subscribed and sworn to before me, this 7th day of November, 2014.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

03-1410-38268

Address of New Owner:	Send Tax Bills to:	Tax Information
MSG Enterprises, LLC 3777 Peachtree Rd NE, #173 Atlanta, GA 30319	new owner	105-05-0-049.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michelle L. Moody and husband, Kenneth E. Moody**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MSG Enterprises, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors 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. 8, on the Plan of Haynie's Subdivision of Lot 40 in O.B. Hayes Plan of Large Lots, called Rokeby, of record in Book 148, Page 433, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Michelle L. Moody and husband, Kenneth E. Moody by deed from Pamela W. McCain and Michael White and Jeffrey W. Starks, dated August 30, 1996, recorded September 16, 1996, of record in Book 10191, Page 192, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as **1404 Villa Place, Nashville, TN 37212**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of November, 2014.

Michelle L. Moody

Kenneth E. Moody

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle L. Moody and Kenneth E. Moody, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 7th day of November, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15