

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$138,900.00.**

Hillary Torrence
Affiant

Subscribed and sworn to before me, this the 30th day of December, 2014.

Notary Public

My commission expires: 06/22/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose Javier Gomez	**U.S. Bank, National Association**	**149-04-0A-006.00-CO**
716 Griggs Place	**3180 Rider Trail South**	
Nashville, TN 37217	**Earth City, MO 63045**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE JAVIER GOMEZ, A MARRIED MAN,

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 6, as shown on the map entitled Final Plat of Town View, of record in Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to REJ INVESTMENT, LLC, by quitclaim deed from MURFREESBORO EDGE-O-LAKE, LLC, of record in Instrument No. 20091103-0101473, dated October 23, 2009, said Register's Office. Being part of the same property conveyed to RIBO, LLC, by quitclaim deed from REJ INVESTMENT, LLC, of record in Instrument No. 20120120-0005877, dated April 14, 2011, said Register's Office. RIBO, LLC has since conveyed its interest in said property to TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by quitclaim deed of record in Instrument No. 20120507-0039052, dated May 3, 2012, said Register's Office. Being further conveyed to MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20140730-0067951, dated July 29, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved known as **716 Griggs Place, Nashville, TN 37217.**

BILL GARRETT, Davidson County
Trans:T20150000038 DEEDWARR
Recvd: 01/02/15 08:40 2 pgs
Fees:13.00 Taxes:513.93
20150102-0000042

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my/our hand(s) this 30th day of December, 2014.

Moss Springs, LLC, a Tennessee limited liability company

By: _____
Mark A. Marshall, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mark A. Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Manager of Moss Springs, LLC, a Tennessee limited liability company, the within named bargainor, a company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said Mark A. Marshall as Manager.

Witness my hand, at office, this **30th** day of **December, 2014.**

_____
Notary Public

My Commission Expires: 06/26/2016

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY