(2)

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-2018

(AFFIX SEAL)

TAMMY HARRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel L. Moore	Community Bank of Mississippi	142-5-C-026.00
(NAME)	(NAME)	
1040 Todd Preis Drive	110A Belle Meade Pl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Flowood MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John F. Hazen, III, and Raymond C. Hazen as Successor Co- Trustees of the John F. Hazen, Jr., 1994 Revocable Trust and of the Anne T. Hazen 1994 Revocable Trust**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel L. Moore, a single woman**, HEREINAFTER CALLED THE GRANTEES, THEIR 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 part of the plan of PHASE ONE, SECTION FOUR, RIVER PLANTATION CONDOMINIUM APARTMENTS as shown by plat of record in Plat Book 4860, Page 17-19, revised in Book 4860, Page 107-109 in the Register's Office for Davidson County, Tennessee, the part hereby described being:

Unit No. V-406 on said plan together with the Carport designated No. V-406-C, as shown in and described by the Master Deed establishing Horizontal Property Regime with respect to River Plantation, Section Four Condominium.

Being the same property conveyed to Anne T. Hazen, Trustee of the Anne T. Hazen 1994 Revocable Trust, an undivided one-half interest and John F. Hazen, Jr., Trustee of the John F. Hazen, Jr., 1994 Revocable Trust, an undivided one-half interest, as tenants in common by Quit Claim Deed dated from Anne T. Hazen and John F. Hazen, Jr. of record in Book 9327, Page 88, Register's Office for Davidson County, Tennessee.

Being the same property described in Quitclaim Deed of Correction executed by John F. Hazen, III and Raymond C. Hazen as Successor Co-Trustees of the John F. Hazen, Jr. 1994 Revocable Trust and of the Ann T. Hazen 1994 Revocable Trust, of record in Instrument No. 20150218-0014206, Register's Office for Davidson County, Tennessee.

For informational purposes only, the property address is purported to be 1040 Todd Preis Drive, Nashville, TN 37221, and is believed to be the same property referred to in the Deed of record in Book 9327, page 88, Register's Office for Davidson County, Tennessee as 925 Todd Preis Drive, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1040 Todd Preis Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150012079 DEEDWARR
Recvd: 02/18/15 15:41 2 pgs
Fees:13.00 Taxes:588.30
20150218-0014207

File No.: 35341
Warranty Deed Individual BP LE1

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 we do covenant with the said GRANTEES that we are lawfully seized 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; 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 our hands this 11TH day of February, 2015.

JOHN F. HAZEN, JR. 1994 REVOCABLE LIVING TRUST and ANNE T. HAZEN 1994 REVOCABLE TRUST

John F. Hazen III Successor Co-Trustee

John F. Hazen, III
Successor Co-Trustee

JOHN F. HAZEN JR., 1994 REVOCABLE TRUST AND ANNE T. HAZEN 1994 REVOCABLE TRUST

Raymond C. Hazen Successor Co-Trustee

Raymond C. Hazen
Successor Co- Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John F. Hazen, III and Raymond C. Hazen, Successor Co-Trustees, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in her/his capacity as Success Co-Trustees for the aforesaid Trusts for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 11TH day of February, 2015.

Notary Public
My Commission Expires: 10-18-14

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE