WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Moss Investments, Inc.	Same as New Owner	071050096.00
(NAME) P. O. Box 22074	(NAME)	
(ADDRESS) Nashville, TN 37202	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, Bobbie Jean Epperson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MOSS INVESTMENTS, INC., HEREINAFTER CALLED THE GRANTEE, ITS 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 No. 297 in the Plan of Brooklyn Heights Plan, of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being a part of the same property conveyed to John W. Epperson, Jr. and wife, Bobbie Jean Epperson by Warranty Deed dated January 12, 1988 executed by James R. Turner and wife, Donnie Ann Turner and recorded in Book 7483, Page 392, Register's Office for Davidson County, Tennessee. The said John W. Epperson, Jr. having since died.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF BROOKLYN HEIGHTS PLAN OF RECORD IN BOOK 332, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE RIGHT-OF-WAY OF HAYNES STREET.

unimproved ☑

This is improved ☐ property, known as 0 Haynes Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 3rd day of March, 2015.

BILL GARRETT, Davidson County
Trans:T20150016670 DEEDWARR
Recvd: 03/09/15 09:24 2 pgs
Fees:13.00 Taxes:35.15
20150309-0019732

Bobbie Jean Epperson

Bobbie Jean Epperson

STATE OF COLORADO

COUNTY OF Denver

On this 3 day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bobbie Jean Epperson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-2-2017

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

AMANDA L LUCKI
Notary Public
State of Colorado
Notary ID: 20134072942
My Commission Expires Dec. 2, 2017