BILL GARRETT, Davidson County
Trans:T20150019667 DEEDWARR
Recvd: 03/18/15 10:35 2 pgs
Fees:13.00 Taxes:562.03
20150318-0023222

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$151,900.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My commission expires: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KRISTI HOWELL

**THIS INSTRUMENT WAS PREPARED BY:**
**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: |
|---|---|---|
| KH Rushell ~~Russell~~ **W. Crawford** | Rushell W. Crawford | **149-04-0A-021.00 CO** |
| **705 Griggs Place** | 705 Griggs Place | |
| **Nashville, TN 37217** | Nashville, TN 37217 | |
| | | |

FOR AND IN 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,

**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

KH Rushell
~~Russell~~ **W. Crawford, an unmarried woman,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Town View, of record as Instrument No. 20080320-0028273, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.**

**Being the same property conveyed to MOSS SPRINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from TOWNVIEW HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20140730-0067953, 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 property known as **705 Griggs Place, Nashville, TN 37217**.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee 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 Grantee, her 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 23rd day of January, 2015.

**Moss Springs, LLC, a Tennessee limited liability company**

**By:** _____

**Gregory S. Perrone, as duly authorized agent**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

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

Witness my hand and official seal at office in Brentwood, Tennessee on this the 20th day of February, 2015.

_____
Notary Public

My Commission Expires: 09-19-2016

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY