WARRANTY DEED

File #15099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/24/2016

(AFFIX SEAL)

COMMIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans: T20150043553 DEEDWARR
Recvd: 06/03/15 13:36 2 pgs
Fees: 13.00 Taxes: 547.60
20150603-0051856

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Hall	New Owner	-16210012100
(NAME)	(NAME)	
544 Roxanne Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, I, **Alan R. Moses, married,,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Hall and Breana Mastrodonato, both unmarried,** 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 Lot No. 121 on the Plan of Brookview Estates, Section 2 of record in Plat Book 4460, Page 163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Alan R. Moses, a single man by Warranty deed from Tom R. Nance and wife, Karen A. Nance of record in Book 11512, page 959, Register's Office for Davidson County, Tennessee, dated May 28, 1999 and recorded on June 4, 1999. Jeri Louise Moses, wife of Alan R. Moses, joins in the execution of this instrument for the purpose of relinquishing, all if any, of her rights title and interest in and to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 4460 Page 163; Restrictions 4689, page 561, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 544 Roxanne Drive, Antioch, TN 37013

(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 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 my hand this 20th day of May, 2015.

Alan R. Moses

Alan R. Moses

Jeri Louise Moses by Alan R. Moses

Jeri Louise Moses, By: Alan R. Moses, her attorney in fact

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, Alan R. Moses, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of May, 2015.

Notary Public

My Commission Expires:

9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared Alan R. Moses, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeri Louise Moses pursuant to a Specific Limited Power of Attorney dated 5/8/2015 and filed of record in Instrument No. 20150603-0051855, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Jeri Louise Moses, as her attorney in fact.

Witness my hand and seal this 6th day of April, 2012.

Notary Public

My Commission Expires:

9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206