Davidson County DEEDWARR
Recvd: 06/22/15 09:30 2 pgs
Fees:13.00 Taxes:582.75
20150622-0059236

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of June, 2015, by and between John W Fawcett, ~~by Russell Bartley, Attorney In Fact~~, married, party of the first part, and Debbie L Moss, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being all of Lot No. 99, on the plan of final plat, Phase I, Section II, The Preserve at Old Hickory "Cluster Lot Subdivision", a planned unit development, according to plat and survey appearing of record in Instrument No. 20061031-0135248, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being all or part of the same property conveyed to John W. Fawcett by virtue of that certain CASH Deed dated February 18, 2014, at Instrument No. 20140219-0014168 in the amount of $110,760.00 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only.

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(S), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John W Fawcett, by Russell J. Bartley, Attorney in Fact
John W Fawcett, by Russell Bartley, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2015, before me personally appeared Russell Bartley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of John W Fawcett and acknowledged that he executed the same as the free act and deed of the said John W Fawcett.

WITNESS my hand and official seal at office this 19th day of June, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Debbie L Moss

5188 Preserve Blvd, Antioch, TN 37013

Tax Parcel No 175060A14300CO

Property Address: 5188 Preserve Blvd
Antioch, TN 37013

MAIL TAX BILLS TO: Debbie L Moss

5188 Preserve Blvd, Antioch, TN 37013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $157,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Debbie L Moss
AFFIANT

SUBSCRIBED AND SWORN TO before me this 19th day of June, 2015.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Sarti, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Crystal Sarti
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Sarth who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY