BILL GARRETT, Davidson County
Trans:T20150070373 DEEDWARR
Recvd: 08/20/15 12:54 2 pgs
Fees:13.00 Taxes:613.83
20150820-0084086

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$165,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2015.

Notary Public

My commission expires: 3-23-2019
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:**
**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: |
|---|---|---|
| **Christopher M. Johnson** | **Guaranty Trust Company** | **149-03-0F-042.00-CO** |
| **2610 Lakevilla Drive** | **316 Robert Rose Drive** | |
| **Nashville, TN 37217** | **Murfreesboro, TN 37129** | |

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 GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Christopher M. Johnson, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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(s) 42, as shown on the map entitled Resubdivision Plat Lots 7 and 8 and the "Open Space" of the Shoppes of Dover Glen and the "Open Space" of Town View Subdivision, of record as Instrument No. 20130125-0008426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being part of the same property conveyed to MH BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MURFREESBORO EDGE-O-LAKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20130325-0028986, dated March 21, 2013, said Register's Office.**

**Being the same property conveyed to MOSS SPRINGS, LLC, by quitclaim deed from MH BUILDERS, LLC, of record in Instrument No. 20150319-0023818, dated March 19, 2015, 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 **2610 Lakevilla Drive, 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees 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 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.

**Moss Springs, LLC**

**By: Mark A. Marshall**
**Its Sole Member**

**STATE OF TENNESSEE**
**COUNTY OF Williamson**

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

Witness my hand, at office, this **18th** day of **August, 2015.**

**Notary Public**

**My Commission Expires:** 3-23-2019

