(1)

SARAH S. GIBSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	State of Tennessee County of Williamson The actual consideration or value, whichever is greater, for this transfer is **$148,900.00** Affiant Subscribed and sworn to before me, this the 31st 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:
Mark Garton	**CMG Mortgage, Inc.**	**149-04-0A-013.00-CO**
909 Townview Place	**3160 Crow Canyon Road, Suite 400**	
Nashville, TN 37217	**San Ramon, CA 94583**	

BILL GARRETT, Davidson County
Trans:T20150076685 DEEDWARR
Recvd: 09/09/15 11:07 2 pgs
Fees:13.00 Taxes:550.93
20150909-0091565

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

Mark Garton, unmarried

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

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Town View, of record in Instrument No. 20080320-0028273, 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 RIBO, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from MURFREESBORO EDGE-O-LAKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20091103-0101474, dated October 26, 2009, and further conveyed to Moss Springs, LLC, A Tennessee limited liability company by Quit Claim Deed from Townview Homes, LLC, A Tennessee limited liability company, of record in Instrument Number 20150806-0078642, dated December 2, 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 (_XX_) Unimproved (____) property known as **909 Townview 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 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.

Witness my/our hand(s) this 31st day of August, 2015.

Moss Springs, LLC

BY: Mark A. Marshall
Its Chief 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 Chief Member of Moss Springs, LLC, a Tennessee limited liability company, and that he as such Chief Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Mark A. Marshall as Chief Member.

Witness my hand, at office, this 31st day of August, 2015.

Notary Public

My Commission Expires: 07-03-17

MELISSA LEDFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES July 3, 2017