WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/15 10:12 2 pgs
Fees:13.00 Taxes:547.60
20150924-0097066

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Sept, 2015

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2015-1102

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amena E. Zebari	Same As New Owner	162-01-0-088.00
(NAME)	(NAME)	
305 Brewer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN37211		
(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, WE, **Moss Springs, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amena E. Zebari,** 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. 2 on the Plan of Addition to Southwood, of record in Plat Book 2900, Page 65, 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 Moss Springs, LLC, a Tennessee limited liability company by Quitclaim Deed from Mark Marshall, of record in Instrument No. 20141001-0090490, Register's Office for Davidson County, Tennessee, dated October 01, 2014 and recorded on October 01, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2014 a lien, due and payable, and now delinquent. Taxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2900, Page 65, Register's Office for Davidson County, Tennessee.

This property, known as 305 Brewer Drive, Nashville, TN 37211
(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/our hand(s) this 21 DAY OF Sept 20 15

Moss Springs, LLC

BY: _____

Title:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of Sept 20 15.

_____
Notary Public

My commission expires: 7-5-16

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: 7-5-16

K. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY