WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/15 16:51 3 pgs
Fees:18.00 Taxes:621.60
20151026-0108942

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF Oct, 2015

Notary Public

MY COMMISSION EXPIRES: 10-17-16 (AFFIX SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-2016

MST 2015-1187

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
Rafael Santiago	Movement Mortgage	149-03-0-125-00
(NAME)	(NAME)	
2538 Willowbranch Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN37217	Virginia Beach VA 23452	
(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, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rafael Santiago, married** 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. 10 on the Plan of Final Plat, Revision to Lots 10 and 11, Addition to Edge-O-Lake Estates of record in Plat Book 20140924-0088030, 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 a portion of the same property conveyed to Moss Springs, LLC, a Tennessee limited liability company by quitclaim deed from Townview Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20150806-0078642 Register's Office for Davidson County, Tennessee, dated 12/02/2014 and recorded on 08/06/2015. (Value or consideration as shown in aforementioned deed $0.) Being also known as 2538 Willowbranch Drive Nashville, TN 372173808.

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. Subject to all matters shown on the Plan of record as Instrument Number 20140924-0088030, Register's Office of Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 391 and 392, as corrected in Book 6525, Page 812, Register's Office for Davidson County, Tennessee. Right of Way Deed of record in Book 2905, Page 435, and Book 2905, Page 495, in the Register's Office

for Davidson County, Tennessee. Restrictions of record in Book 1489, Page 75, and Book 1494, Page 289, in the Register's Office for Davidson County, Tennessee.

This property, known as 2538 Willowbranch Drive, Nashville, TN 37217
(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 _____ DAY OF _____, 20____.

Moss Springs, LLC, a Tennessee limited liability company

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 22 day of Oct, 2015.

_____
Notary Public

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 7-5-16

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

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: 10/17/16

