WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/16 13:31 3 pgs
Fees:18.00 Taxes:643.80
20160204-0011012

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF Feb, 20 16

Notary Public

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

MST 2015-1512

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
Jose Alfredo Villarreal and Ortencia Valle	Franklin American Mortgage	149030124 00
(NAME) 2534 Willowbranch Drive	(NAME) 6100 Tower Circle Ste 600	
(ADDRESS) Nashville, TN 37217-3808	(ADDRESS) Franklin TN 37067	
(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 **Jose Alfredo Villarreal and wife, Ortencia Valle,** 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. 9 on the Plan of Addition to Edge-O-Lake Estates of record in Plat Book 6250, Page (s) 391 and 392, 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 RIBO, LLC, a Tennessee limited liability company by Special Warranty deed from Renasant Bank of record in Instrument No. 20130628-0066765 Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 28, 2013.

Being a portion of the same property conveyed to Townview Homes, LLC, a Tennessee limited liability company by Quitclaim deed from RIBO, LLC, a Tennessee limited liability company of record in Instrument No. 20140730-0067955 Register's Office for Davidson County, Tennessee, dated July 28, 2014 and recorded on July 30, 2014.

Being 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. 20150316-0022261 Register's Office for Davidson County, Tennessee, dated December 02, 2014 and recorded on March 16, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2016 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 391 and 392, 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. Easements or claims of easements not shown by the Public Records.

This property, known as 2534 Willowbranch Drive, Nashville, TN 37217-3808
(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 3 DAY OF Feb 20 16

Moss Springs, LLC, a Tennessee limited liability company

BY: Yvette Meldrum, Agent

Yvette Meldrum, Agent

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself as Agent of Moss Springs, LLC., the within named bargainor, a corporation, and that Yvette Meldrum, as such Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation himself/herself as Agent of said corporation.

Witness my hand and official seal, this the 3 day of February, 20 16

Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

