WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160016189 DEEDWARR
Recvd: 02/29/16 09:31 2 pgs
Fees:13.00 Taxes:2997.00
20160229-0018752

P-FC-16-4329-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF FEBRUARY, 2016.

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nick L. Nail, III and Leigh Ann Nail	**Finworth Mortgage LLC, an Insbank Co.**	
(NAME)	(NAME)	
4329 Sneed Rd	**2106 Crestmoor Road**	**130-08-0-046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAURA S. MOSS-DUDLEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NICK L. NAIL, III AND LEIGH ANN NAIL, HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 11 and a 5 foot reserved strip on the plan of Bellemeade Annex Subdivision of record in Plat Book 547, Page 66, in the Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 11 fronts 100 feet on the westerly side of Sneed Avenue and together with said reserved strip runs back between parallel lines, 300 feet to the dead line.

Being the same property conveyed to Laura S. Moss, married by Warranty deed from William C. Weaver, IV, married of record in Book 11556, page 129, Register's Office for Davidson County, Tennessee, dated June 30, 1999 and recorded on July 2, 1999. The said Laura S. Moss being one and the same, and now known, as Laura S. Moss-Dudley.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that he may have in said property.

This instrument is being executed on behalf of B. Stephens Dudley, III, MD, pursuant to a Power of Attorney executed by him on the 16th day of February, 2016, of record in Instrument No. 20160229-0018751, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Page 66;
- Easement of record in Book 5258, Page 543, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4329 Sneed Rd , Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF FEBRUARY, 2016.

Laura S. Moss-Dudley
Laura S. Moss-Dudley

B. Stephens Dudley, III, MD by Laura S. Moss-Dudley his attorney in fact
B. Stephens Dudley, III, MD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA S. MOSS-DUDLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA S. MOSS-DUDLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of B. STEPHENS DUDLEY, III, MD, and who acknowledged she executed the same as the free act and deed of the said B. STEPHENS DUDLEY, III, MD.

Witness my hand and official seal, this the 26th of February, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212