WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/16 09:25 2 pgs
Fees:13.00 Taxes:687.83
20160428-0041347

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-17-16

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF April, 2016

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 10/17/16

MST 2016-0367

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
Philomena Ngwodo and Yekinni Jinodu Uwaifo	Iberia Bank	149-03-0-157-00
(NAME)	(NAME)	
2521 A Edge O Lake Drive	12719 Cantrell Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Little Rock AR 72223	
(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 **Philomena Ngwodo and Yekinni Jinodu Uwaifo, husband and wife**, 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 Edge-O-Lake Subdivision, Section One of record in Plat Book 20060315-0029602, Page , 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 RIBO LLC by Quitclaim deed from REJ Investment, LLC of record in Instrument No. 20120120-0005878 Register's Office for Davidson County, Tennessee, dated April 14, 2011 and recorded on January 20, 2012.

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 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 December 2, 2014 and recorded on August 6, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20060315-0029602, Register's Office of Davidson County, Tennessee. Drainage Easement of record in Instrument Number 20041020-0126113, in the Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Instrument Number 20060810-0098629, in the

Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20060810-0098639, in the Register's Office for Davidson County, Tennessee.

This property, known as 2521 A Edge O Lake 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 27th DAY OF April, 2016.

Moss Springs, LLC

BY: _____

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 for 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 27th day of April, 2016.

_____
Notary Public

My Commission Expires: 9/5/14
(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

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: _____

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