WARRANTY DEED

BILL CARRETT, Davidson County
Trans:T20160038741 DEEDWARR
Recvd: 05/10/16 09:57 2 pgs
Fees:13.00 Taxes:1058.20
20160510-0046192

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016.

Deanie R. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Kovach & Lindsay Kovach, Husband and Wife	Provident	08115042300
(NAME)	(NAME)	
1723 Heiman St	3370 Peachtree Rd NE #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Atlanta, GA 30326	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Moss Investments, Inc. and Eric Moss, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ryan Kovach and Lindsay Kovach, Husband and Wife, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being the Westerly 32.3 feet of Lot No. 6 and the Easterly 10 feet of Lot No. 5 on the Plan of J.M. & T. J. Harding's Addition , as of record in Book 21,* Page 81, Register's Office Davidson County, Tennessee.

Said parts of said lots adjoin and front together 42.3 feet on the southerly side of Heiman Street and run back between parallel lines, 152 feet more or less, to an alley. (Distance of 152 omitted from certain Deeds in chain of title in error).

Being the same property conveyed to Moss Investments, Inc., and Eric Moss from Fannie Mae a/k/a Federal National Mortgage Association by Special Warranty Deed dated October 30, 2014 of record as Instrument Number 20141103-01011433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS AS SET FORTH ON THE PLAN OF J.M & T.J. HARDING'S ADDITION OF RECORD IN BOOK 21, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

*** (erroneously shown as Book 22 in certain Deeds in the chain of title)**

****This is NOT the principal residence of the Grantor named herein****

unimproved ☐

This is improved ☑ property, known as 1723 Heiman St., Nashville, TN 37208

(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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands this 6th day of May, 2016.

Moss Investments, Inc.,

By: _____
Eric Moss, President

_____
Eric Moss, Individually

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Moss** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President** of **Moss Investments, Inc.** the within named bargainor, a corporation, and that he as such **President** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by himself as such **President**.

WITNESS my hand and seal, this 6th day of May, 2016.

My Commission Expires:
1-9-18

_____
Notary Public,

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Return To:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Eric Moss, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 6th day of May, 2016.

My Commission Expires:
1-9-18

_____
Notary Public

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

Mail to:
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067