BILL GARRETT, Davidson County
Trans:T20160055046 DEEDWARR
Recvd: 06/28/16 12:44 2 pgs
Fees:13.00 Taxes:314.50
20160628-0065892

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Avenue
Nashville, TN 37209
(615) 829-5190

File No.: **16-1163**

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/21/2016**, by and between **Phillip Evan Moss and wife Teresa Marie Moss**, parties of the first part, and **Jean Lauzon**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

The Following describe property located in Davidson County, Tennessee, to-wit:

Lot 35, on the Plan of the subdivision of the southerly part of Lot Number 16 of the Nichol Property, as shown on Plat of record in Plat Book 2, Page49, Chancery Court of Nashville.

Said Lot 35 fronts 50 feet on the northerly side of Seifried Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Phillip Evan Moss by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-EQ1 organized and existing under the laws of the United States of America, recorded on 01/05/2010, in Instrument No. 20100105-0000735, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **081 06 0 374.00**
☒ Improved **2310 Seifried Street, Nashville, TN 37208**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Phillip Evan Moss

Teresa Marie Moss

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Phillip Evan Moss and Teresa Marie Moss** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 21st day of June, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Jean Lauzon**

and Address: **2310 Seifried Street, Nashville, TN 37208**

Mail tax bills to **209 Lutie Street, Nashville TN 37219**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$85,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**.

Subscribed and sworn to before me this 21st day of June, 2016.

Notary Public

My Commission Expires: 3-21-20

RACHEL MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF CHEATHAM