(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064225 DEEDWARR
Recvd: 07/26/16 13:35 2 pgs
Fees:13.00 Taxes:695.23
20160726-0076863

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 $187,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF July, 2016

Notary Public

MY COMMISSION EXPIRES: 7-11-20

(AFFIX SEAL)

MST 2016-0681

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mail to: 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
Nathan Louis Glyder and John C. Glyder	Summit Funding INC	149-03-0F-034.00-CO
(NAME)	(NAME)	
2630 Lake Villa Dr.	2241 Harvard St Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Sacramento CA 95815	
(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 **Nathan Louis Glyder and John C. Glyder, as joint tenants with rights of survivorship,** 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 34, as shown on the map entitled Resubdivision Plat Lots 7 and 8 and the "Open Space" of the Shoppes of Dover Glen and the "Open Space" of Town View Subdivision, of record as Instrument No, 20130125-0008426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Moss Springs, LLC, by Warranty deed of MH Builders, LLC, of record in Instrument number 20160503-0043474, Register's Office of Davidson County, TN, dated 04/29/2016.

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 map entitled Resubdivision Plat Lots 7 and 8 and the "Open Space" of the Shoppes of Dover Glen and the "Open Space" of Town View Subdivision, of record as Instrument No, 20130125-0008426, Register's Office for Davidson County, Tennessee Subject to all matters shown on the Plan of record as Instrument Number 20090323-0026016 and Instrument Number 20080320-0028273, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20120404-0028367 and amended in Instrument Number 20130225-0018589, Register's Office for Davidson County, Tennessee, Restrictions of record as Instrument Number 20071019-0124411 in the

Register's Office for Davidson County, Tennessee, but omitting any restriction. Restrictions as set forth in Deed of record in Book 1808, Page 316, in the Register's Office for Davidson County, Tennessee. Charter for Homeowners Association of record in Instrument Number 20090326-0027322, in the Register's Office for DavidsonCounty, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2630 Lake Villa Dr., Nashville, TN
(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 13th DAY OF July, 2016

Moss Springs, LLC, a Tennessee limited liability company

BY: _____, Agent

Title:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of July, 2016.

_____
Notary Public My commission expires: 7-11-20

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: 7-11-20

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON