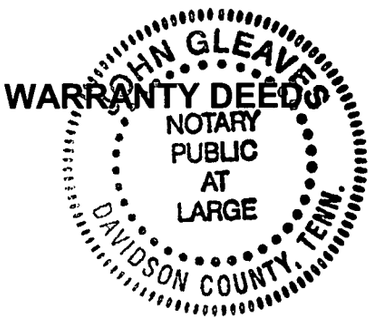


WARRANTY DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3678

(AFFIX SEAL)

J-HF-16-3825-H

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)
James Moss and Patricia Moss	**New Owner**	
(NAME)	(NAME)	**058-11-0-027.00**
3825 Lunn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218-1445		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD BLOCK, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES MOSS AND WIFE, PATRICIA MOSS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 20 on the Plan of Section I, Royal Hills Subdivision of record in Plat Book 4675, Page 73, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 20 fronts 85 feet on the Southeasterly side of Lunn Drive and extends back 201.77 feet on the Northwesterly line and 206.46 feet on the Southeasterly line to a dead line in the rear, measuring 107.61 feet thereon.

Being the same property conveyed to Clint H. Johnson, unmarried by Warranty deed from Melvin E. Brown and wife, Betty R. Brown of record in Book 6025, page 399, Register's Office for Davidson County, Tennessee, dated March 17, 1983 and recorded on March 23, 1983. (Value or consideration shown in aforementioned deed $53,500.00.)

Since died testate, and his will was admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, probate division, case 16P-209. By order of said court entered May 20, 2016, the contract with Richard Block by which this conveyance is made was ratified by the court, the within property was divested from the heirs of Clint Harmon Johnson, Sr., also known as Clint H. Johnson, and vested in the estate of Clint Harmon Johnson, and Samuel Johnson, Jr., as executor, was ordered to execute a deed of conveyance.

Being the same property conveyed to Richard Block, a single person by Warranty deed from Clint H. Johnson, unmarried of record in Instrument No. 20160601-0054772 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016. (Value of consideration shown in aforementioned deed $165,000.00.) Being also known as 3825 Lunn Drive Nashville, Tennessee 372181445.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4813, Page 77, as amended in Book 4895, Page 102, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3825 Lunn Drive , Nashville, Tennessee 37218-1445**.

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.

BILL GARRETT, Davidson County
Trans:T20160069932 DEEDWARR
Recvd: 08/12/16 09:06 2 pgs
Fees:13.00 Taxes:777.00

20160812-0083979

Witness my/our hand(s) this the 10th DAY OF AUGUST, 2016.

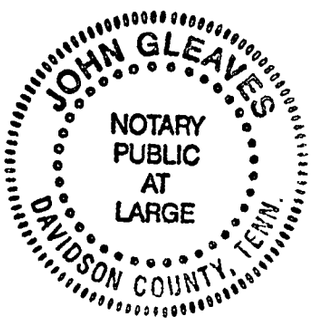
Richard Block

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 10th of August, 2016.

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



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