WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160072218 DEEDWARR
Recvd: 08/18/16 15:23 2 pgs
Fees:13.00 Taxes:96.20
20160818-0086571

W-FSBO-16-8300

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Willie E. Moss and Joyce M. Moss	**Willie E. Moss and Joyce M. Moss**	
(NAME)	(NAME)	**066-00-0-073.00**
P.O. Box 210603	**P.O. Box 210603**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Nashville, TN 37221**	
(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, **ESTATE OF MALCOLM L. MIMMS, SR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIE E. MOSS AND WIFE, JOYCE M. 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:

A tract or parcel of land located in the 8th District of Davidson County, Tennessee, beginning at a stake in the center of River Road, N.E. corner of an original 10 acres tract, of which this is a part; thence with the east line of said 10 acres tract, S 11 1/2 W 918 feet to a stake in said line; thence N 78 deg. W 142 feet to a stake, S.E. corner of a tract this day conveyed to William Thomas Crouch and wife, Shirley Ann Crouch; thence with Crouch's E. line, N 12 deg. E, about 918 feet to a stake in the center of River Road; thence with the center of said road, easterly 142 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Malcolm Mims by Trustee's deed from T. Larry Edmondson, as Trustee in Bankruptcy for Billy Gene Nickens and wife, Carolyn Jean Nickens of record in Instrument No. 20130131-0010129 Register's Office for Davidson County, Tennessee, dated May 20, 2002 and recorded on January 31, 2013. The said Malcolm Mims having since died on August 12, 2015. Paula Mimms, Exectrix of the Estate of Malcolm L. Mimms, Sr., has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket Number 15P1609, the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Malcolm Mims being one in the same as Malcolm L. Mimms, Sr.

This conveyance is subject to:
- Taxes for the year 2016.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8300 Old River Road Pike , Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 16th DAY OF AUGUST, 2016.

Estate of Malcolm L. Mimms, Sr.

BY: _____
Paula Mimms, Executrix

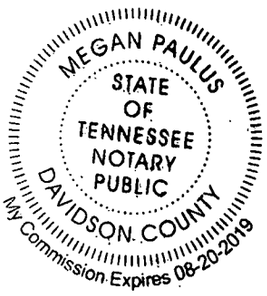
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paula Mimms, Executrix of the Estate of Malcolm L. Mimms, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 16th day of August, 2016.

_____
Notary Public

My Commission Expires: 8/20/19



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