WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Sept, 2016

Notary Public

MY COMMISSION EXPIRES: 7-11-20

(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 09/28/16 08:57 3 pgs
Fees:18.00 Taxes:660.27
20160928-0102052

MST 2016-1317

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
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
Milton Ayers Jr.	CMG Mortgage	PORTION OF 149040A03300CO
(NAME) 901 Townview Place	(NAME) 3160 Crow Canyon Rd Ste 400	
(ADDRESS) Nashville, TN37217	(ADDRESS) San Ramon CA 94583	
(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 **Milton Ayers Jr.,** 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:

Being a portion of Lot #33 of Townview Subdivision as recorded in Instrument #20080320-0028273 in the Register's Office of Davidson County, Tennessee and being a portion of the lot conveyed to Moss Springs, LLC. As recorded in Instrument #20150316-0022261 and being more particularly described as follows:

Beginning at a #5 rebar set with a cap stamped "JOHNSON ASSOC TN RLS 1632" (all such points herein after referred to as a capped rebar set) in the East boundary of the 50' right-of-way of Townview Place at the Southwest corner of the herein described tract, said point being located North 52 degrees 00 minutes 54 seconds East, 22.57 feet from an existing manhole, Thence from the POINT OF BEGINNING with Townview Place along a curve to the right having a radius of 100.00 feet, a delta angle of 07 degrees 24 minutes 59 seconds, a chord bearing of North 10 degrees 53 minutes 10 seconds West, and a chord distance of 12.93 feet, for an arc length of 12.94 feet to a capped rebar set, Thence North 07 degrees 10 minutes 42 seconds West, 50.65 feet to a point of curvature, Thence along a curve to the right having a radius of 30.00 feet, a delta angle of 75 degrees 41 minutes 22 seconds, a chord bearing of North 30 degrees 39 minutes 53 seconds East, and a chord distance of 36.81 feet, for an arc length of 39.63 feet to a capped rebar set at a point of reverse curvature and in the South boundary of the 50' right-of-way of Willowbranch Drive, Thence with Willow Branch Drive along a curve to the left having a radius of 146.53 feet, a delta angle of 10 degrees 56 minutes 39 seconds, a chord bearing of North 63 degrees 02 minutes 23 seconds East, and a chord distance of 27.95 feet, for an arc length of 27.99 feet to a capped rebar set at the Northwest corner of a 10' buffer strip retaind by Townview Subdivision, Thence leaving Willow Branch Drive with the West boundary of the 10' buffer strip South 39 degrees 14 minutes 55 seconds East, 76.01 feet to a capped rebar set at the Northeast corner of Lot #33-B, Thence with Lot #33-B South 59 degrees 44 minutes 28 seconds West, 96.09 feet to the POINT OF BEGINNING. Said tract contains 0.13 acres or 5,621 square feet more or less as surveyed by Kurt M. Johnson, TN RLS #1632, dated September 20, 2016.

Being a portion of the same property conveyed to Townview Homes, LLC, a Tennessee limited liability company by Quitclaim deed from RIBO, LLC a Tennessee limited liability company of record in Instrument No. 20130131-0010041 Register's Office for Davidson County, Tennessee, dated January 29, 2013 and recorded on January 31, 2013. AND Being a portion of the same property conveyed to Moss Springs, LLC, a Tennessee limited liability company by Quitclaim deed from Townview Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20150316-0022261 Register's Office for Davidson County, dated December 2, 2014 and recorded on March 16, 2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable,. Subject to all matters shown on the Plan of record as 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, as amended in Instrument No. 20130225-0018589, Register's Office for Davidson County, Tennessee.

This property, known as 901 Townview Place, Nashville, TN 37217
(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 27th DAY OF Sept, 2016.

Moss Springs, LLC, a Tennessee limited liability company

BY: YM, 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 27 day of Sept, 2016.

K Cloyd
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

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