WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20160090110 DEEDWARR
Recvd: 10/12/16 15:40 2 pgs
Fees:13.00 Taxes:203.50
20161012-0108038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Urban Home Project, LLC	Same as New Owner	071050096.00 (Lot 297)
(NAME)	(NAME)	
927 Reliance Drive		
(ADDRESS)	(ADDRESS)	
Franklin , TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MOSS DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION, fka Moss Investments, Inc., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO URBAN HOME PROJECT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 No. 297 in the Plan of Brooklyn Heights Plan, as of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Moss Investments, Inc., from Bobbie Jean Epperson by Warranty Deed dated March 3, 2015 of record in Instrument No. 20150309-0019732, Register's Office for Davidson County, Tennessee. Moss Investments, Inc. changed its name to Moss Development Group, Inc. by Articles of Amendment to the Charter filed with the Tennessee Secretary of State under File No. B0244-9713 and of record as Instrument No. 20160725-0076346, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF BROOKLYN HEIGHTS PLANS OF RECORD IN BOOK 332, PAGE 140, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO EASEMENTS AND RESTRICTIVE COVENANTS, IF ANY, OF RECORD.

unimproved ☑

This is improved ☐ property, known as 0 Haynes Street, Nashville, TN 37207
(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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 11th day of October, 2016.

MOSS DEVELOPMENT GROUP, INC.

X _____

Eric Moss
President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Moss** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **President** of **Moss Development Group, Inc.**, the within named bargainor, a corporation, and that he as such **President** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation, by himself as such **President**.

WITNESS my hand and seal, this 11th day of October, 2016.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

