Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Nina S. Moss	SAME	08112046000
P:O: Box 101525		
Nashville, TN 37224		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Timothy D. Faulk and wife, Virginia Faulk**, have this day bargained and sold and by these presents to hereby transfer and convey to **Nina S. Moss (single)**, her heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Waynick Subdivision, of record in Plat Book 6200, page 556, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being a portion of that same property conveyed to Timothy D. Faulk and wife, Virginia Faulk by deed from Leroy H. Johnson of record in Instrument #20031212-0178592, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all restrictions, easements, etc. that may affect said property and all matters as shown on the Plat of record in Plat Book 6200, page 556, Register's Office for Davidson County, Tennessee.

This is property known as: 1528 12th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2017 real property taxes, which taxes are being prorated between parties, the grantors giving unto the grantee their proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

BILL GARRETT, Davidson County
Trans:T20170019138 DEEDWARR
Recvd: 03/06/17 13:53 2 pgs
Fees:13.00 Taxes:629.00
20170306-0021972

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 28th day of February, 2017.

Timothy D. Faulk

Virginia Faulk

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Timothy D. Faulk and Virginia Faulk, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 28th day of February, 2017.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 8/20/2017

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 28th day of February, 2017.

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 8/20/2017