#11994

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Preparer's Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eric Moss	New owner	08003001900
(NAME)	(NAME)	
P.O. Box 22074		
(ADDRESS)	(ADDRESS)	
Nashville TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Marcus K. Hayes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eric Moss,** 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:

Land in Davidson County, Tennessee, being Lot No. 538 on the Plan of Bordeaux Hills, Section 8, as of record in Book 4175, Page 113, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description of said lot.

Being the same property conveyed to Marcus K. Hayes, by deed of record in Instrument No. 20151012-0103701 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This property has never been the marital residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as 3416 Olsen Ln., Nashville, TN 37218

(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.

BILL GARRETT, Davidson County
Trans:T20170030760 DEEDWARR
Recvd: 04/12/17 09:46 2 pgs
Fees:13.00 Taxes:296.00
20170412-0035644

Witness my/our hands this 10th day of April, 2017.

Marcus K. Hayes

State of Tennessee
County of Davidson

Personally appeared before me Marcus K. Hayes, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of April, 2017.

Notary Public
My Commission Expires: _____

File No.: 11994

