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BILL GARRETT, Davidson County
Trans:T20170036063 DEEDWARR
Recvd: 04/28/17 13:22 2 pgs
Fees:13.00 Taxes:6382.50
20170428-0041995

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,725,000.00. Affiant Subscribed and sworn to before me, this 28th day of April, 2017. Notary Public My Commission Expires: 10-14-2019

DONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address New Owner As Follows: MSMS Properties Trust 4500 Alcott Drive Nashville, TN 37215	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 130 16 0 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN J. MASON, JR. AND LAURA C. MASON, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JOHN T. MOSES, TRUSTEE OF THE MSMS PROPERTIES TRUST, U/A/D FEBRUARY 3, 2017**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Echo Hills, of record in Plat Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven J. Mason, Jr. and Laura C. Mason, husband and wife, by deed from HR Properties of Tennessee, a Tennessee general partnership, of record in Instrument No.20130204-0011246, dated February 1, 2013, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Taxes for the year 2017 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 1835, Page 76, said Register's Office.

3. Restrictive Covenants as set forth in instrument recorded in Book 1727, Page 141 and Book 2013, Page 471, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as: **4500 Alcott Drive, Nashville, TN 37215.**

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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, 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.

WITNESS my hand this 28th day of April, 2017.

Steven J. Mason, Jr.

Laura C. Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven J. Mason, Jr. and Laura C. Mason, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of April, 2017

(Seal)

GEORGE V. CRAWFORD, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____

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