WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170038279 DEEDWARR
Recvd: 05/05/17 09:54 2 pgs
Fees:13.00 Taxes:1331.63
20170505-0044669

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 07-24-2019

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Will Bridenstine	Renasant Bank	Map 142-7-B
(NAME) 408 Moss Creek Ct.	(NAME) 2001 Park Place North Ste 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Birmingham, AL 35203	
(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, **Grace Eveylyn Masson, Trustee of the Grace Evelyn Masson 2015 Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Will Bridenstine and Sydney Bridenstine, husband and wife,** 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. 3, on the Revised Plan of Moss Creek Plantation of record in Book 6900, page 608, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, together with an easement for driveway purposes granted in Book 7609, page 634, Register's Office for Davidson County, Tennessee.

Being the same Property conveyed to Grace Evelyn Masson 2015 Living Trust by quitclaim deed from Grace Evelyn Masson filed for record on November 9. 2015 in Instrument No. 20151109-0113605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 408 Moss Creek Ct., Nashville, TN 37221
(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 hands this 19th day of April, 2017.

Grace Evelyn Masson, Trustee
By Amy Robinett, attorney in fact

Grace Evelyn Masson, Trustee
By: Amy Robinett, Attorney in Fact

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Amy Robinett**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged herself as the Attorney in Fact for **Grace Evelyn Masson, Trustee of the Grace Evelyn Masson Trust,** the within named bargainor, and that she executed the foregoing instrument on behalf of **Grace Evelyn Masson, Trustee as her Attorney in Fact** and acknowledged that she executed the same as the free act and deed on behalf of **Grace Evelyn Masson, Trustee, as her Attorney in Fact.**

WITNESS my hand and seal this 19th day of April, 2017.

Robert L Scruggs

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 37705

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017