WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/17 11:50 2 pgs
Fees:13.00 Taxes:721.50
20170616-0060681

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 5/21/19

(AFFIX SEAL)

MST 2017-0848

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Reed Daugherty an unmarried man	F & M Bank	149-04-0B-002.00-CO
(NAME)	(NAME)	
2562 Willow Branch Drive	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Moss Springs, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reed Daugherty, unmarried man,** 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 Unit No. B of The Plan of 2562-A & 2562-B Willow Branch Drive Townhomes, a horizontal property regime with private elements, as shown on Exhibit "A" of 2562-A & 2562-B Willow Branch Drive Townhomes, of record in Instrument No. 20160321-0026629, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Moss Springs, LLC by Quitclaim deed from I Investments, LLC of record in Instrument No. 20161228-0136411 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 28, 2016. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 2562 Willow Branch Drive Nashville, TN 37217.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 391 and 392 and Surveyors Certificate of Correction filed in Book 6525, Page 812, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160321-0026629, Register's Office for Davidson County, Tennessee, Right of Way Deed of record in Book 2905, Page 435 and Book 2905, Page 495, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 1489, Page 75 and Book 1494, Page 289, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance of record in Book 7121, Page 260 and Book 7121, Page 303, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 2562 Willow Branch Drive, Nashville, TN 37217
(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 hand(s) this 15th DAY OF JUNE, 2017.

Moss Springs, LLC, a Tennessee limited liability company

BY: Yvette Meldrum, Agent

Yvette Meldrum, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of June 2017.

Amelia Swanson
Notary Public

Amelia Swanson State of Tennessee Notary Public Williamson County

My commission expires: 5/27/19

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amelia Swanson
Notary's Signature
My Commission Expires: 5/27/19

Amelia Swanson State of Tennessee Notary Public Williamson County