BILL GARRETT, Davidson County
Trans:T20170052553 DEEDWARR
Recvd: 06/20/17 09:36 2 pgs
Fees:13.00 Taxes:762.20
20170620-0061769

# WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bell and Alexander Title Services (Buyer)
MST 2017-0854 (Seller only)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF June, 2017

Notary Public

MY COMMISSION EXPIRES: 12-1-2020
(AFFIX SEAL)

**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 |
|---|---|---|
| Brittney Head and Steven Head | Mortgage Investors Group | 051-04-0-045.00 |
| (NAME) | (NAME) | |
| 643 Gibson Drive | 8320 East Walker Springs Lane, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | Knoxville, TN 37923 | |
| (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, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brittney Head, an unmarried woman and Steven Head, a married man, as tenants in common with rights of survivorship,** 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. 10 on the Plan of Dale Heights, of record in Plat Book 2330, page 153, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Moss Springs, LLC, a Tennessee limited liability company, by deed from Sidney C Hinkle, married, dated 09/21/20116, of record in Instrument No. 20160922-0100150, Register's Office of Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2017 tax a lien on 01/01/2017 but not yet due and payable. All matters as set forth on the plat of record in Plat Book 2330, page 153, Register's Office for said County. Easement to Qwest Communications International, Inc. of record in Instrument No. 20120228-0017172, said Register's Office.

This property, known as 643 Gibson Drive, Madison, TN 37115
(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 16th DAY OF June, 2017.

Moss Springs, LLC, a Tennessee limited liability company

BY: _____

Title: 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 16th day of June, 2017.

Amelia Swanson
Notary Public

My commission expires: 5/27/19

Amelia Swanson
State of Tennessee Notary Public
Williamson County