Bill Garrett Davidson County
Batch# 19031 DEEDWARR
10/27/2017 01:53:26 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20171027-0110503

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Evan Moss & Teresa Moss
3519 McGavock Pike.
Nashville, TN 37217

SEND TAX BILL TO:
Southern Bank of Tennessee
1449 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MAP/PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael K. Powell, unmarried, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Phillip Evan Moss and wife, Teresa Marie Moss, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section 1, Curreywood Acres of record in Plat Book 2133, Page (s) 109 and 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Northerly margin of Vinson Drive, at the corner of Lots 35 and 36; thence with the line between said lots, Northerly 155.2 feet to a corner of Lot No. 37; thence with the line between Lots 36 and 37, Easterly 147.0 feet to the West margin of McGavock Pike; thence with the margin of the same, Southerly 174.8 feet to the beginning of a curve; thence around said curve, Southwesterly 44 feet to the North margin of Vinson Drive; thence with the margin of the same, Westerly 166.8 feet to the point of beginning.

Being the same property conveyed to Michael K. Powell, unmarried by Warranty Deed from Larry Crawford of record in Instrument No. 20020702-0079565, Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 2, 2002.

This is improved property known as: **525 Vinson Dr., Nashville, Tennessee 37217**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do 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 warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 13th day of October, 2017.

WITNESS MY HAND on this the 13th day of October, 2017

Michael K. Powell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for aforesaid said County and State, **Michael K. Powell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of October, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me this the 13th day of October, 2017.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 170768