WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7.5.2021
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 47396 DEEDWARR
01/16/2018 09:19:30 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20180116-0004126

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1191

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sandra Winton Davidson	owner at property	#08505001000
(NAME)	(NAME)	
3005 Knobview Road	address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, WE,
MICHAEL BENTON MOSS, AN UNMARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
SANDRA WINTON DAVIDSON, unmarried
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:

BEING part of Lot No. 125 and part of Lot No. 124 in Lincoya Hills Subdivision, Donelson, on Knobview Drive, as shown on an unrecorded survey made by James A. Hamilton, Jr., Surveyor, dated October 15, 1956, and attached hereto and made a part of this deed, to which reference is specifically made for the details as to the property conveyed, the property conveyed being outlined by red marks.

Beginning at a point, same being the northeasterly corner of Lot No. 125 as it fronts on Knobview Drive; proceeding thence along a straight line North 1 deg. 31' West 100 feet to a point; thence westwardly in a straight line 247.78 feet to a point designated by an iron pin which is north of another iron pin which marks the line between Lot No. 125 and Lot No. 124; thence along a straight line North 1 deg. 31' East 100 feet to a point, being the northwest corner of Lot No. 125; thence along a straight line South 86 deg. 17' East, 242.5 feet to the point of beginning, same being the northeast corner of Lot No. 125.

Being the same property conveyed to Frank Grey Trew and Michael Benton Moss, as tenants in common with full right of survivorship, by deed from John Davis Trew and Glen Allen Trew and Kenneth Scott Trew and Frank Grey Trew, of record in Instrument 20131113-0117199, said Register's Office, dated November 6, 2013. The said Frank Grey Trew now being deceased.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees.

unimproved ☐
This is improved ☒ property, known as 3005 Knobview Road, Nashville, TN 37214
(House No.) (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 our hands this 8th day of January, 2018.

Michael Benton Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Benton Moss, an unmarried man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this January 8, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA RICHARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Certificate of Authenticity

I, Ashlee D Page, 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

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019