

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January 2018.

Notary Public

My commission expires: 9/29/21

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

Bill Garrett Davidson County
Batch# 50533 **DEEDWARR**
01/23/2018 02:03:03 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20180123-0006988

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Larry G. Hayes Sr. 2012 Irrevocable Trust dated December 14, 2012 and Southern Equity, LLC	New Owner	**104-15-0-013.00**
214 Second Avenue North, Suite 103	214 2nd Ave. N Ste. 103	
Nashville, TN 37201	Nashville, TN 37201	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda M. Moody, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Larry G. Hayes Sr. 2012 Irrevocable Trust dated December 14, 2012 and Southern Equity, LLC

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Northerly 50 feet of Lots Nos. 68 and 69 on the Plan of Bransford Realty Co's Subdivision of Westmoreland Place of record in Plat Book 421, Page 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said property fronts 50 feet on the Westerly margin of Natchez Trace, formerly 28th avenue, South, and fronts 140 feet on the Southerly margin of a 15 foot alley, and extends back 50 feet on the Westerly line and 140 feet on the Southerly line to a point of intersection.

Being the same property conveyed to Linda M. Moody, unmarried by Warranty deed from Martha Goode Elliott, Conservator for Mark Anthony Goode, unmarried of record in Book 8680, page 34, Register's Office for Davidson County, Tennessee, dated July 17, 1992 and recorded on July 21, 1992.

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Register's Office for Davidson County, Tennessee, dated July 17, 1992 and recorded on July 21, 1992.

This is **improved** property known as **2513 Natchez Trace, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 22nd day of January 2018.

Linda M. Moody

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda M. Moody, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 22nd day of January 2018.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 50180015

SP 11/2015