WARRANTY DEED

DANA ELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan D. Moss	new owner	071-11-0-162.00
(NAME)	(NAME)	
309 Pullen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Jeffrey Powell and John R. Powell and John E. Powell, tenants in common with right of survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan D. Moss, 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:

LAND in Davidson County, Tennessee, being Easterly 50 feet of Lot No. 61 on the Plan of Trinity Heights Addition of record in Plat Book 161, Page 38, 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 portion of Lot No. 61 fronts 50 feet on the Northerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jeffrey Powell and John R. Powell and John E. Powell, tenants in common with right of survivorship by Warranty Deed from Lexie W. Brake and wife, Patricia A. Brake of record in Instrument No. 20170621-0062419 Register's Office for Davidson County, Tennessee, dated June 12th, 2017 and recorded on June 21st, 2017.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 309 Pullen Avenue, Nashville, TN 37207
(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.

Bill Garrett Davidson County
Batch# 88175 DEEDWARR
05/04/2018 10:18:26 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20180504-0042667

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES-18-309

Witness our hands this 1st day of May, 2018.

Jeffrey Powell

John E. Powell

John R. Powell

STATE OF MICHIGAN

COUNTY OF

On this 1st day of May, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey Powell and John E. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office the day and year above written.

Notary Public

My Commission Expires: _____

STATE OF MICHIGAN)
COUNTY OF Ingham)

On this 1st day of May, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared John R. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal at office the day and year above written.

Notary Public

My Commission Expires: 7/7/23

MELANIE HORNBERGER
NOTARY PUBLIC, STATE OF MI
COUNTY OF INGHAM
MY COMMISSION EXPIRES Jul 7, 2023
ACTING IN COUNTY OF Clinton

MELANIE HORNBERGER NOTARY PUBLIC INGHAM COUNTY, MICH.

Witness our hands this 1st day of May, 2018.

Jeffrey Powell

John E. Powell

John R. Powell

STATE OF MICHIGAN

COUNTY OF

On this 1st day of May, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey Powell and John E. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at office the day and year above written.

Notary Public

My Commission Expires: 09/10/2020

MATTHEW L. FORBES NOTARY PUBLIC COUNTY OF WAYNE My Commission Expires September 10, 2020 Acting in the County of STATE OF MICHIGAN

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

Matthew L. Forbes, Notary Public
State of Michigan, County of Wayne
My Commission Expires 9/10/2020
Acting in the County of OAKLAND

On this 1st day of May, 2018, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared John R. Powell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

Witness my hand and official seal at office the day and year above written.

Notary Public

My Commission Expires: _____