WARRANTY DEED

Bill Garrett Davidson County
Batch# 96292 DEEDWARR
05/24/2018 10:47:53 AM 2 pgs
Fees: $13.00 Taxes: $693.75

20180524-0049830

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Patricia L Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2018.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 7-5-21

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian Garner	First Community Mortgage	Map 01700011900
(NAME)	(NAME) 262 Robert Rose Dr Ste 101	
(ADDRESS)	(ADDRESS) Murfreesboro TN 37129	
, TN (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CARL R. MOSS AND WIFE, PATRICIA L. MOSS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRIAN GARNER, SINGLE MAN, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, described as follows:

Tract I: BEGINNING at a large stone in the bend of a dry branch on the south side of Lower Walker's Creek Road, at the southwest corner of Mrs. Harris' property; running thence North 44 degrees W. 144 feet to an elm tree; thence S. 31 1/2 degrees W. 113 feet to a hub; thence running S. 87 deg. E. 156 feet to the point of beginning, containing .18 of an acre according to a survey made by A. D. Andrews on July 20, 1957.

Tract II: BEGINNING at a hub on the south side of Lower Walker's Creek Road; running thence N. 31 1/2 degrees E. 8 feet to a point; thence N. 37 1/2 degrees W. 82 feet to a spike in the center of Lower Walker's Creek Road; thence N. 34 degrees E. 106 feet (shown as .06 feet in previous deed, but shown as 106 feet in other deeds in chain of title) to a spike in said Road; thence S. 38 degrees E. 93 feet to an elm tree; thence S. 31 1/2 degrees W. 113 feet to the point of beginning.

Being the same property conveyed to Carl R, Moss and wife, Patricia L. Moss by Warranty Deed dated May 28, 1998 from Joe D. Martin and wife, Patricia L. Martin which deed is recorded in Book 10984, Page 440 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THE RIGHT OF WAY OF ANY PUBLIC ROAD OR STREET LYING WITHIN THE BOUNDS OF ABOVE DESCRIBED PROPERTY; SUBJECT TO THE FLOW OF AN UNNAMED BRANCH, AND SUBJECT TO EASEMENTS, IF ANY, THAT MAY BE MADE VISIBLE BY AN INSPECTION OF SAID PREMISES.

unimproved ☐

This is improved ☑ property, known as 2890 Lower Walker's Creek Road, Goodlettsville, TN 37072
(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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 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.

Witness our hands this 23rd day of May, 2018.

Carl R. Moss

Patricia L. Moss

STATE OF TENNESSEE

COUNTY OF DAVIDSON

* wife,

On this 23rd day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carl R. Moss and *Patricia L. Moss**, 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 Notary Seal at office the day and year above written.

My Commission Expires:
July 05, 2021

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115