Karen Y Johnson Davidson County
Batch# 151269 DEEDWARR
10/15/2018 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $591.63
20181015-0101660

WARRANTY DEED

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$159,900.00.**

Affiant

Subscribed and sworn to before me this 11th day of October, 2018.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Victoria A. Moss	SAME	050-03-0B-023.00
3693 New Hope Road		
Alexandria, TN 37012		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The 1044 Mulberry Way Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Victoria A. Moss and John F. Moss, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Mulberry Downs, Phase 1, of record in Book 7900, pages 83 through 88, Register's Office for said County, said Lot 23 fronts 37.23 feet on the northerly margin of Mulberry Way and extends back 95.22 feet on the westerly line and 105.83 feet on the easterly line to a dead line in the rear measuring 51.90 feet thereon.

Being the same property conveyed to Amanda Dean, as Trustee for The 1044 Mulberry Way Trust, from Jackie Lee Rudolph, Jr., by deed on August 15, 2018, of record in Instrument Number 20180816-0081494, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 7900, page 83-88, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8053, page 316, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1044 Mulberry Way, Nashville, TN 37207.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 October 11, 2018.

The 1044 Mulberry Way Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 11, 2018

My commission expires 03.23.21

Notary Public

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY