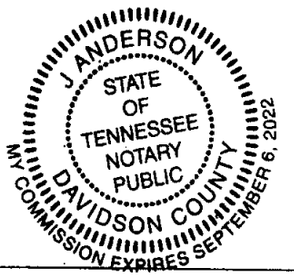
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $76,000.00.

Affiant

Subscribed and sworn to me on 02/25/19.

NOTARY PUBLIC
My Commission Expires:

Karen Johnson Davidson County
Batch# 201006 **DEEDWARR**
03/01/2019 10:42:50 AM 2 pgs
Fees: $13.00 Taxes: $281.20

20190301-0018751

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Scott Moser 5601 Pinewood Rd. Franklin, TN 37064	**NEW OWNER**	147-03-0B-102.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Matthew A. McKinney, a married man, hereinafter called "**GRANTOR,**" has bargained and sold, and by these presents does transfer and convey unto Michael Scott Moser*, hereinafter called "**GRANTEE,**" his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*married

Unit B-15 of Southern Hills Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, amended in Book 7044, Page 209, Register's Office for said County, together with undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said lot or unit.

Being the same property conveyed to Matthew A. McKinney, a married man, from Frank Harris and wife, Janette Harris by Warranty Deed recorded on the 2nd day of November, 2018, of record in Instrument No. 20181102-0109047, Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 370 Wallace Road #B15, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 my hand this 02/25/19.

Matthew A. McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 02/25/19, before me personally appeared Matthew A. McKinney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 02/25/19.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

