WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March 2019.

Notary Public

COMMISSION EXPIRES: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07.06.20

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 202808 **DEEDWARR**
03/06/2019 02:51:39 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20190306-0020638

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josh Hellmer	Same As New Owner	90315032100 10503008900
(NAME)	(NAME)	
1071 2nd Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Nina S. Moss, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Josh Hellmer,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: 2nd Avenue South
Land in Davidson County, Tennessee, being part of Lot No. 5 of the University Plan of Lots in South Nashville, as of record in Book "U", page 212, Register's Office for Davidson County, Tennessee, and street No. 1014, 2nd Avenue South, in Nashville, Tennessee, described as follows:

Beginning at a point on the easterly margin of Second Avenue South, formerly Market street, 304 feet, more or less, south of the southerly margin of Lafayette Street, formerly Murfreesboro Pike; thence eastwardly 115 feet, more or less, to a point on the westerly margin of an alley; thence with the westerly margin of said alley southwardly 45 feet to a point; thence westwardly 115 feet more of less, to a point on the easterly margin of Second Avenue South: thence with the easterly margin of said Avenue 45 feet to the-beginning.

Being the same property conveyed to Nina S. Moss, unmarried by Deed dated February 6, 1980 from Harris A. Gilbert, Charles Gilbert, Jr., an unmarried person, and Pauline Gilbert, an unmarried person and Harris A. Gilbert, Trustee, and Diane D. Gilbert, wife of Harris A. Gilbert, recorded February 15, 1980, in Book 5566, Page 675, in the Official Records of Davidson County, Tennessee. Nina Moss and Cordell R. Moss were the Partners of Moss Investments, Cordell R. Moss died March 12, 2006, leaving all of his assets to Nina S. Moss by Will admitted to probate in Sumner County, Tennessee, Probate Case No. 2006P132. At that point, with only one surviving partner, the partnership was dissolved and Nina S. Moss, as the sole surviving partner, became the owner of the subject property.

Tract II; 1103 2nd Avenue S
Land in Davidson County, Tennessee, being part of Lot No. 18, Plan of John Nelson Addition, of record in Book 2, page 182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being the one property conveyed to Moss Investments, a Partnership, by Quitclaim Deed from Cordell R. Moss and wife, Nina Moss, filed for record in Book 5440, page 23, Register's Office for Davidson County, Tennessee. Nina Moss and Cordell R. Moss were the Partners of Moss Investments, Partnership. Cordell R. Moss died March 12, 2006, leaving all of his assets to Nina S. Moss by Will admitted to probate in Sumner County, Tennessee, Probate Case No. 2006P132. At that point, with only one surviving partner, the partnership was dissolved and Nina S. Moss, as the sole surviving partner, became the owner of the subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Unimproved property, known as

(House Number)	(Street)	(P.O. Address)	(City or Town)	(State)	(Postal Zip)
	2nd Avenue South		Nashville	TN	37210
1103	2nd Avenue South		Nashville	TN	37210

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, successors 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, 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 our hands this 4th day of March 2019.

Nina S. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Nina S. Moss, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of March 2019.

Notary

Commission Expires: _____

