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 $ 140,000.00 .

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 07-06-2020

(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: $518.00

20190306-0020639

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josh Hellmer	Same As New Owner	093-16-0-213.00 071-01-0-153.00
(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: 59 Cannon Street
Land in Davidson County, Tennessee, being part of Lots 271 and 272 in Murray and Claiborne addition to south Nashville (see plan in Book No, 21, pages 84 and 85, RODC); said lot beginning at a point - 50 ft. East of the South East corner of Cannon and Seiver Streets thence running East with Cannon St. thirty six feet (36 ft.) thence south one hundred and sixty five feet (165 ft.) to an alley. Thence West on said alley thirty six feet (36 ft.) thence North one hundred and sixty five feet (165 ft.) to the place of beginning.

Being the same property conveyed to Nina S. Moss, unmarried by Deed from C&N Lease & Rental Company, Inc., recorded September 6, 1979, in Book 5494, Page 432, in the Official Records of 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.

Tract II: 2214 Monticello Drive
Land in Davidson County, Tennessee, Being Lot No. 6 on the Plan of Fourth Addition, Section One, Trinity Hills Village, of record in Book 4300, page 91, Register's office for Davidson County, Tennessee and part of the road that was closed by Metro Ordiance 099-1701, Metropolitan Court Clerks Office; to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Moss Investments, a partnership, by Deed from C & N Lease & Rental Company, Inc., filed for record on September 6, 1979 in Book 5494, page 430, 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 59 Cannon Street Nashville TN 37210
2214 Monticello Drive Nashville TN 37210
(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, 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: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021