WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-7-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hunter Moss and Rebecca Moss	Capstar Bank	172 03 0A 052.00 CO
(NAME)	(NAME)	
1020 Elmshade Ln.	2002 Richard Jones Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Suite 300A Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 213184 DEEDWARR
04/03/2019 10:07:05 AM 2 pgs
Fees: $13.00 Taxes: $1,309.80
20190403-0030107

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Lee Goldstein and Brittney A. Goldstein, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hunter F. Moss and Rebecca E. Moss, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, Being Lot No. 52, on the Plan of Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Pages 498 and 499, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Michael L. Goldstein, unmarried by Warranty Deed from Thomas R. Baldrica and spouse, Tracy L. Baldrica dated November 2, 2012 and recorded November 5, 2012 as Instrument No. 20121105-0101684, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael Lee Goldstein and Brittney A. Goldstein, husband and wife by Quitclaim Deed from Michael L. Goldstein, married dated February 7, 2018 and recorded February 13, 2018 as Instrument No. 20180213-0014112, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-1901960SSO

unimproved ☐
This is improved ☒ property, known as 1020 Elmshade Ln., Nashville, TN 37211

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 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 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 1st day of April, 2019

Michael Lee Goldstein

Brittney A. Goldstein

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Lee Goldstein and Brittney A. Goldstein, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of April, 2019.

Notary Public

My Commission Expires: 10-20-19

(SEAL)

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MTJ-1901960SSO