Karen Johnson Davidson County
Batch# 245742 DEEDWARR
06/19/2019 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,235.80
20190619-0059145

WARRANTY DEED

State of Tennessee
County of
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 9-6-2020

(AFFIX SEAL)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Law, PLLC, 130 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott and Michaela Griffin	New Owner	07306004900 & 07306005000
(NAME)	(NAME)	
3761 Moss Rose Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Marcus E. Perry and Sarah J. Perry, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Scott Griffin and Michaela Griffin, 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:

Being a parcel of land in the 7th Councilmanic District of Davidson County, Tennessee, located on Moss Rose Drive, north of Moss Rose Court, and being shown as Parcel 049.00 and Parcel 050.00 on Map 073-06, belonging to Tate, as evidenced in Instrument Number 20080604-0057372 in the Register's Office for Davidson County, Tennessee (RODCT), said parcels also shown as Lot 1 and Lot 2 on the Plat of Moss Rose Estates Subdivision as evidenced in Plat Book 4860, Page 112, RODCT, and being more particularly described as follows:

BEGINNING at a concrete monument located on the west margin of Moss Rose Drive, said concrete monument being the northeast corner of Lot 1, and said concrete monument being the southeast corner of Parcel 025.01 as shown on Map 073-06, belonging to Sanders, as evidenced in Instrument Number 20130604-0056301 in the Register's Office for Davidson County, Tennessee (RODCT), thence; with the west margin of Moss Rose Drive, South 27 degrees 24 minutes 25 seconds East a distance of 21.00 feet to a concrete monument, thence with a curve turning to the left (passing an iron pin at an arc distance of 60.68 feet, said iron pin being the southeast corner of Lot 1, and said iron pin being the northeast corner of Lot 2) with a total arc length of 101.78 feet, with a total delta angel of 17 degrees 10 minutes 15 seconds, with a radius of 339.62 feet, with a chord length of 101.40 feet to an iron pin, said iron pin being at the beginning of the radius return from Moss Rose Drive into Moss Rose Court; thence with the radius return, a curve turning to the right with an arc length of 35.83 feet, with a delta angel of 82 degrees 06 minutes 59 seconds, with a radius of 25.00 feet, with a chord length of 32.84 feet to a concrete monument; thence continuing with the north margin of Moss Rose Court, South 37 degrees 32 minutes 25 seconds West, a distance of 82.30 feet to a concrete monument; thence continuing with the east margin of Moss Rose Court, with a curve turning to the right with an arc length of 36.40 feet, with a delta angle of 41 degrees 42 minutes 24 seconds, with a radius of 50.00 feet, with a chord length of 35.60 feet to an iron pin, thence; Continuing with the east margin of Moss Rose Court, with a curve turning to the left with an arc length of 10.00 feet, with a delta angle of 11 degrees 27 minutes 33 seconds, with a radius of 50.00 feet, with a chord length of 9.98 feet to an iron pin; said iron pin being the southwest corner of Lot 2, and said iron pin being the southeast corner of Lot 3, and said iron pin being the southwest corner of the property herein described, thence; leaving said margin, with the line common to Lot 3, North 22 degrees 20 minutes 41 seconds West a distance of 84.90 feet to a concrete monument, said concrete monument being the northwest corner of Lot 2, and said concrete monument being the northeast corner of Lot 3, and said concrete monument being on the south line of Lot 1, said concrete monument being located South 52 degrees 21 minutes 30 seconds West a distance of 117.81 feet from the concrete monument at the northeast corner of Lot 2, thence; with the line common to Lot 3 and Lot 1, North 85 degrees 57 minutes 12 seconds West, a distance of 191.07 feet to an iron pin, said iron pin being the southwest corner of Lot 1, and said iron pin being the northwest corner of Lot 3 thence; with the line common to Parcel 25.01, North 62 degrees 03 minutes 03 seconds East a distance of 273.54 feet to a concrete monument, the BEGINNING, containing 0.6629 acres or 28878 square feet, more or less, according to a survey by Jesse E. Walker, RLS, PE, dated July 30, 2013.

Being the same property conveyed to Marcus E. Perry and Sarah J. Perry by Warranty deed from Calvin L. Tate and wife, Connie M. Tate of record in Instrument No. 20130820-0087664 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 20, 2013. (Value or

consideration as shown in aforementioned deed $215,000.00.) Being also known as 3765 Moss Rose Drive Nashville, TN 37216 and 300 Moss Rose Ct., Nashville, TN 37216.

unimproved •

This is improved • property, known as 3761 Moss Rose Drive., Nashville, TN 37216
(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 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 my/our hands this 13th day of June, 2019.

Marcus E. Perry

Sarah J. Perry

State of Tennessee
County of Williamson

Personally appeared before me Marcus E. Perry and Sarah J. Perry, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of June, 2019.

Notary Public
My Commission Expires: 8-16-2020

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-16-2020

RUTHERFORD COUNTY
My Commission Expires 08-16-20..

True Copy Certification

I, Kelly Greene Elrod, 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 Tennessee

County of Williamson

Personally appeared before me, [Name of Notary], a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-6-2022

Notary' Seal (if on paper)

BRIANNA BARTELSMEYER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022