THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627688

Karen Johnson Davidson County
Batch# 431981 **DEEDWARR**
07/07/2020 01:08:48 PM 2 pgs
Fees: $13.00 Taxes: $6,985.60

20200707-0073154

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,888,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2020.

Notary Public
My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sandra Cornelius 4500 Alcott Dr. Nashville TN 37215	New Owner	Tax Parcel ID No. 130 16 0 013.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Moses, Trustee of the MSMS Properties Trust, U/A/D February 3, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandra Cornelius, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Echo Hills, of record in Plat Book 1835, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Moses, Trustee of the MSMS Properties Trust, U/A/D February 3, 2017, by Warranty Deed from Steven J. Mason, Jr. and Laura C. Mason, husband and wife, of record in Instrument No. 20170428-0041995, in the Register's Office of Davidson County, Tennessee, dated April 20, 2017 and recorded on April 28, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Echo Hills, as recorded in Plat Book 1835, Page(s) 76.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1727, Page 141 and Book 2013, Page 471.

Liens, encumbrances, or claims thereof, which are not shown by the public record

This is improved property located at 4500 Alcott Dr Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2020.

MSMS Properties Trust, U/A/D February 3, 2017

By: _____
John T. Moses, Trustee

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John T. Moses, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of MSMS Properties Trust, U/A/D February 3, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of June, 2020.

_____
Notary Public

LAURA CORNWELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires
March 16, 2021