Karen Johnson Davidson County
Batch# 454141 DEEDWARR
08/11/2020 01:11:30 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20200811-0089279

WARRANTY DEED

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 5-30-21
(AFFIX SEAL)

MST 2020-1102

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hannah Lingrell	New owner at	150-02-0B-001.00-CO
(NAME)	(NAME)	
3112 Bluewater Way	property address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37217		
(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, WE, **Moss Springs, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hannah Lingrell, an unmarried woman,** 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, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Griggs Meadows (Lot 2) Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record as Instrument No. 20170313-0024352, and amended in Instrument No. 20170421-0039282 and in Instrument No. 20170524-0051780 and in Instrument No. 20200630-0070717 and in Instrument No. 20200710-0075574 and being shown on Plat attached thereto as Exhibit, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mark Marshall by Warranty deed from Melody S. Furness, unmarried of record in Instrument No. 20050322-0031348 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 22, 2005. (Value or consideration as shown in aforementioned deed $250,000.00.)

Being a portion of the same property conveyed to Moss Springs, LLC by Quitclaim deed from Mark Marshall, unmarried of record in Instrument No. 20131204-0123535, Scrivener's Affidavit of record at recorded dated March 10, 2014, Instrument No. 20140310-0019791, Register's Office for Davidson County, Tennessee, dated December 3, 2013 and recorded on December 4, 2013. (Value or consideration as shown in aforementioned deed $1.00.)

Being a portion of the same property conveyed to Moss Springs, LLC by Quitclaim deed from Mark Marshall of record in Instrument No. 20141003-0091895, Register's Office for Davidson County, Tennessee, dated October 3, 2014 and recorded on October 3, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being also known as 3112 Bluewater Way Nashville, TN 37217.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2020, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20161219-0132943 and in Instrument No. 20170628-0065025 and in Instrument No. 20200630-0070717 and being shown on Plat attached thereto as Exhibit, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Instrument Number 20170313-0024352 and in Instrument No. 20170421-0039282 and Instrument No. 20170524-0051780 and in Instrument No. 20200630-0070717 and in Instrument No. 20200710-0075574 and being shown on Plat attached thereto as Exhibit, Register's Office for Davidson County, Tennessee. Metropolitan Government of record in Instrument Number 20160322-0026922, in the Register's Office for Davidson County, Tennessee. Ingress/Egress Easement of record in Book 5051, Page 86, in the Register's Office for Davidson County, Tennessee. Memorandum of Lease of record in Instrument Number 20180627-0062038, in the Register's Office for Davidson County, Tennessee. Collateral Assignment of Lease Agreement of record in Instrument Number 20141107-0103207, in the Register's Office for Davidson County, Tennessee. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3112 Bluewater Way, Antioch, TN 37217
(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 hand(s) this 20 DAY OFJULY, 2020.

Moss Springs, LLC, a Tennessee limited liability company

BY: Authorized Agent
Yvette Meldrum, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of July, 2020.

Notary Public My commission expires: 4/24/2023

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, 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 - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum, 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: 4-24-2023

Amelia Swanson State of Tennessee Notary Public Williamson County