Karen Johnson Davidson County
Batch# 459486 DEEDWARR
08/19/2020 08:10:30 AM 2 pgs
Fees: $13.00 Taxes: $1,094.83
20200819-0093042

WARRANTY DEED

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2020-0656

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2020

Notary Public

MY COMMISSION EXPIRES: 04-24-2023
(AFFIX SEAL)

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
John Thomas Russell, Jr and Tara Lynn Russell	Wilson Bank & Trust	150-02-0A-013.00-CO
(NAME) 1020 Trevino Place	(NAME) 1436 W. Main Street	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Lebanon, TN 37087	
(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 **John Thomas Russell, Jr and Tara Lynn Russell,** 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 Lot No. 13 on the Plan of Final Plat of Townview Place of record in Plat at Instrument No. 20170628-0065024, 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 Kevin L. Furness and wife, Melody S. Furness by Warranty deed from Catherine Haralson, unmarried of record in Instrument No. 20010702-0069694 Register's Office for Davidson County, Tennessee, dated June 26, 2001 and recorded on July 02, 2001. (Value or consideration as shown in aforementioned deed $139,900.00.).

Being a portion of the same property conveyed to Mark Marshall by Quitclaim deed from Melody S. Furness, unmarried of record in Instrument No. 20050322-0031349 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 $0.00.).

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, Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 04, 2013 and Affidavit of Scrivener' s Error Recorded on March 10, 2014 in Instrument No. 20140310-0019791 (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1020 Trevino Place Nashville, Tennessee 37013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2019, a lien due and payable, and now delinquent. 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 20170628-0065024, 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 20190515-0045576, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat at

Instrument No. 20170628-0065024, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Book 4885, Page 43, Book 5051, Page 86, Book 3030, Page 26 and Book 5190, Page 132, Register's Office for Davidson County, Tennessee. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20060810-0098629, Instrument Number 20060810-0098639 and Instrument Number 20160322-0026922, Register's Office for Davidson County, Tennessee. 20' Wide Underground Easement of record at Instrument No. 20081029-0107785, Register's Office for Davidson County, Tennessee. Easement for ingress and egress of record in Book 5051, Page 86, and Book 2812, Page 399, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1020 Trevino Place, Nashville, TN 37013
(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 31st DAY OF July, 2020.

Moss Springs, LLC, a Tennessee limited liability company

BY: _____
Title: 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 31st 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

202008190093042