WARRANTY DEED

Karen Johnson Davidson County
Batch# 500464 DEEDWARR
10/22/2020 02:48:58 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20201022-0123123

G-BL-20-501

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rushmore Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Biggs	**CapStar Bank**	
(NAME)	(NAME)	**096-06-0-220.00**
501 Cottonwood Drive	**2002 Richard Jones Road, Suite A300**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-3319	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BILLY R. MOSS AND WIFE, TONYA RENEA MOSS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN BIGGS, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 197 on the Plan of Cloverhill, Section IV, of record in Plat Book 2133, Page 62, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 197 fronts 155 feet on the Easterly side of Cottonwood Drive and fronts 232.2 feet on the Southerly side of Sinbad Drive said frontage being joined by a curve having a distance of 31.42 feet and runs back 257.2 feet on the Southerly line and 175 feet on the Easterly line to a point of intersection.

Being the same property conveyed to Billy R. Moss and wife, Tonya Renee Moss by Warranty deed from Linus Kenneth Adkins and wife, Janie E. Adkins of record in Book 8189, page 797, Register's Office for Davidson County, Tennessee, dated August 31, 1990 and recorded on September 05, 1990.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5800, Page 108, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 62, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2145, Page 262 and Book 2153, Page 243, in the Register's Office for Davidson County, Tennessee.
- Water Main Covenants of record in Book 2243, Page 35, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501 Cottonwood Drive, Nashville, Tennessee 37214-3319**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF OCTOBER, 2020.

Billy R. Moss

Billy R. Moss

Tonya Renea Moss

Tonya Renea Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILLY R. MOSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONYA RENEA MOSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212