Karen Johnson Davidson County
Batch# 536033 DEEDWARR
12/16/2020 02:40:30 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20201216-0148866

WARRANTY DEED

JM-SB-WR-20-3209

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/18/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy 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)
Paul Masterson	Bank of Tennessee	
(NAME) **3209 Lakeford Drive**	(NAME) 301 E. Center St.	**108-08-0-226.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Kingsport TN 37660	
(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, **JUSTIN MOSES AND WIFE, SIERRA HULL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PAUL MASTERSON, A MARRIED 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. 66B on the Plan of Zone Lot Division Lots 65, 66 and 67 of Section 3, of East Lake Subdivision of record in Plat Book 5200, Page 342 and amended in Plat Book 5200, Page 677, 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 the same property conveyed to Justin Moses, a Single person by Warranty deed from Ashley Parker, unmarried of record in Instrument No. 20100920-0074522 Register's Office for Davidson County, Tennessee, dated September 16, 2010 and recorded on September 20, 2010. (Value of consideration shown in aforementioned deed $85,000.00.)

Being the same property conveyed to Justin Moses and wife, Sierra Hull by Quitclaim deed from Justin Moses of record in Instrument No. 20170608-0057538 Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 08, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3209 Lakeford Drive Nashville, Tennessee 37214.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 5200, Page 342 and amended Plat Book 5200, Page 677, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5761, Page 355, Book 6144, Page 278 and Book 5997,page 794, 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: **3209 Lakeford Drive, Nashville, Tennessee 37214**.

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 14th DAY OF DECEMBER, 2020.

Justin Moses by PH as AIF

Justin Moses
by Paul Hinman as Attorney-in-fact

Sierra Hull by PH as AIF

Sierra Hull
by Paul Hinman as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul Hinman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JUSTIN MOSES AND SIERRA HULL, and who acknowledged he/she/they executed the same as the free act and deed of the said JUSTIN MOSES AND SIERRA HULL.

Witness my hand and official seal, this the 14th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

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

True Copy Certification

I, Tamelka Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tamelka Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tamelka Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY