WARRANTY DEED

Karen Johnson Davidson County
Batch# 573947 DEEDWARR
02/12/2021 12:02:10 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20210212-0020343

J-GHS-20-1176

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4-14-2024
(AFFIX SEAL)

MICHAEL KYLE HOLDEN
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 4-14-2024

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)
Grassland Home Services, LLC	**New Owner**	
(NAME)	(NAME)	
8711 Millard Lee Ln		**033-0-00-119.00 & 033-0-00-118.00**
(ADDRESS)	(ADDRESS)	
Chattanooga, TN 37416		
(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, **MELISSA A. MOON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRASSLAND HOME SERVICES, LLC, A UTAH LIMITED LIABILITY COMPANY,** 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:

TRACT 1: 1176 S. Dickerson Pike, Nashville, TN 37207

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 11th Civil District of said County, being part of Lot No. 4 in the division of the lands of Eppie Cunningham, deceased, as of record in Book 58, Page 56, Register's Office for said County, described according to a survey made by N.G. Jenkins, Surveyor, April 3, 1954 as follows:

Beginning on the Southerly margin of the Dixie Highway of US Highway 41-E and 31-N, 62 feet East of the line between Lots Nos. 4 and 5, being the Northeast corner of the property conveyed to Olive Virginia Hanson by Deed from Larva Ora Greer, of record in Book 2382, Page 599, said Register's Office; thence with said Hanson's Easterly line South 29 degrees 45' East 170 feet to an iron pin; thence North 50 degrees 18' East 40 feet to an iron pin; thence North 0 degrees 15' East 217.8 feet to the Southerly margin of said Dixie Highway; thence with same South 50 degrees 15' West 150 feet to the beginning.

TRACT 2: 1180 S. Dickerson Pike, Nashville, TN 37207

A tract of land in the 10th Civil District of the North end of the southerly part of Lot No. 4 in the Division of the lands of Eppie Cunningham, deceased, as of record in Book 58, page 56, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey by N. G. Jenkins, Surveyor, April 3, 1954, as follows:

BEGINNING at a point in the southerly margin of the Dixie Highway 12 feet east of the line between Lots Nos. 4 and 5, thence with the easterly margin of a 12 feet private road off the westerly margin of sad Lot No. 4, 217.8 feet to a point; thence North 50deg.18' east and parallel with U.S. Highway 41 east known as the Dixie Highway, 160 feet to an iron pin; thence North 29deg,45' west 170 feet more or less to a point in the southerly margin of said Dixie Highway and an iron pin; thence westwardly with said Highway 50 feet to the point of beginning.

Being the same propety conveyed to Melissa A. Moon by Special Warranty Deed from Melissa Albright Moon, Successor Trustee for the Robert S. Moon Revocable Living Trust of record in Instrument No. 20210212-0020342, Register's Office for Davidson County, Tennessee.

****Said property is not the primary residence of the Grantor.**

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 58, Page 56, Register's Office for Davidson

County, Tennessee.
• Sanitary Sewer and/or Storm Drainage Easement of record in Book 8037 Page 317 Register's Office for Davidson County, Tennessee.
• Sewer Easement of record in Book 8037, Page 320, 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: **1176 & 1180 S Dickerson Pike, Goodlettsville, Tennessee 37072**.

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 8th DAY OF FEBRUARY, 2021.

Melissa A. Moon
Melissa A. Moon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELISSA A. MOON, 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 8th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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