This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $421,050.00.

Affiant

Subscribed and sworn before me this the 5th day of March, 2021.

Notary Public
My commission expires: 1/26/25

HEATHER MORRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Karen Johnson Davidson County
Batch# 587699 **DEEDWARR**
03/09/2021 10:52:41 AM 2 pgs
Fees: $13.00 Taxes: $1,557.89

20210309-0030809

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Kathlee Akers 301 McCall St Nashville, TN 37211	NEW OWNER	133-02-0 334.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAM MOSES, and BRITTANY MOSES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KATHLEE AKERS, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of The McLester Addition to Nolen Heights of record in Plat Book 421, Page 92, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 15 fronts 50 feet on the Southerly side of McCall Street and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Sam Moses and Brittany Moses, husband and wife, by deed dated 07/23/2018, from John Moses, a married man, of record in Instrument No. 20180727-0073667, Register's Office for said County.

Also being the same property conveyed to Sam Roses and Brittany Moses, husband and wife, and John Moses, a married man, as joint tenants with rights of survivorship, by deed dated 01/14/2015, from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20150116-0004696, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 301 McCall St, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 5th day of March, 2021.

Sam Moses

Brittany Moses

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brittany Moses and Sam Moses, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of March, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY