SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 631890 DEEDWARR 05/10/2021 08:31:35 AM 2 pgs Fees: $13.00 Taxes: $573.50 20210510-0062063	The actual consideration or value, whichever is greater, for this transfer is **$155,000.00**. Affiant Subscribed and sworn to before me, this the 7th day of May, 2021. Notary Public My commission expires: 11/6/2024 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eric Reinford	**OWNER**	**Map 073-06-0 Parcel 025.01**
900 Leroy St.		
Goshen, IN 46526		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas Lee Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Reinford, unmarried

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 described as follows, to-wit; Beginning at a concrete monument in the westerly margin of Moss Rose Drive, said monument being the southeast corner of Lot 3 of Moss Rose Gardens Subdivision, of record in Plat Book 2854, Page 137, Register's Office for Davidson County, Tennessee; thence, South 26 degrees 16' east along the westerly margin of Moss Rose Drive extended 120 feet to an iron pin; thence, South 63 degrees 57' west 271.7 feet to an iron pin in the east boundary of Riverwood Terrace Subdivision as of record in Plat Book 1835, Page 134, Register's Office for Davidson County, Tennessee; thence, North 13 degrees 26' 45" west along the subdivision boundary 117.1 feet to a concrete monument in said boundary; thence, North 29 degrees 44' 45' west 9.55 feet to an iron pin; the southwest corner of Lot No. 3 in Moss Rose Gardens Subdivision as of record in Plat Book 2854, Page 137, Register's Office for Davidson County, Tennessee; thence, North 62 degrees 37' cast along the south line of said Lot No. 3, 247.35 feet to a point of beginning and containing 0.71 acres.

Being the same property conveyed to Thomas Lee Sanders by Deed dated May 24, 2013 from Gregory D. Dalton, unmarried, of record in Instrument No. 20130604-0056301, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) Restrictive Covenants contained in instrument of record in Book 3162, Page 504, Register's Office for Davidson County, Tennessee. Said Restrictions are not applicable to portions thereof that have already expired. 2) Deed of Flowage Easement of record in book 2197, Page 213, Register's Office of Davidson County, Tennessee. 3) All matters as shown on the Plan of Record in Plat Book 2854, Page 137, said Register's Office. 4) Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (__X__) property, known as **3769 Moss Rose Drive, Nashville, TN 37216**

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 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 **7th** day of **May, 2021.**

Thomas Lee Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Thomas Lee Sanders,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **May, 2021.**

Notary Public

My Commission Expires: 11/6/2024

SHERRI KELLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY