This Instrument Prepared by:
Edwin S. Pyle
333 Commerce Street, Suite 1050
Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 676281 DEEDWARR
07/14/2021 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $456.95

20210714-0094615

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $123,500.

Affiant

Subscribed and sworn to before me this 13th day of July, 2021.

Notary Public

SANDRA A. WILLIAMS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

My Commission Expires: May 2, 2022

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
Elizabeth E. Burnett **P.O. Box 90883** **Nashville, Tennessee 37209**	**Same as Owner**	**81-6-209.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **HENRY A. MOSES,** unmarried, hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **Elizabeth E. Burnett,** unmarried, hereinafter referred to as "Grantee", and her heirs, successors, and assigns, that certain tract or parcel of land located in Nashville, Davidson County, Tennessee, and more particularly described in **Exhibit A** attached hereto and incorporated by this reference, the "Property".

The Property is improved property known as **1900 Salem Mason Drive, Nashville, Tennessee, 37218**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, and Grantee's heirs, successors, and assigns, forever.

AND, Grantor covenants with the Grantee that he is lawfully seized and possessed of the Property in fee simple, that he has good right to sell and convey the same, that the same is unencumbered, except as set forth on **Exhibit A** hereto, and that Grantor covenants and binds himself, his heirs, successors, assigns, and representatives, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except as set forth on **Exhibit A** hereto.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2021.

Henry A Moses
HENRY A. MOSES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared HENRY A. MOSES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13th day of July, 2021.

Sandra A. Williams
Notary Public

My Commission expires: May 2, 2022

SANDRA A. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

61353863.1

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot 31, on the Plan of Cumberland Gardens, Section V as of record in Book 3300, page 37, in the Register's Office for Davidson County, Tennessee, as more particularly described as follows:

BEGINNING at a point in the northerly margin of Salem Mason Drive, at the corner of Lots 31 and 32; thence with the line between said lots, northerly 80.2 feet to the corner of lot no. 30; thence with the line between lots 30 and 31, easterly 64 feet to the westerly margin of 26th Avenue north; thence with the margin of the same southerly 60.3 feet to the beginning of a curve, thence around said curve, southwesterly 39.27 feet to the northerly margin of Salem Mason Drive; thence with the margin of the same, westerly 60.6 feet to the point of beginning.

Being the same property conveyed to Henry A. Moses, unmarried, by deed from James William Heard and wife, Donzaleigh J. Heard, by that deed of record in Book 4394, page 701, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) 2021 real estate taxes and future years, liens but not yet delinquent, which are being prorated at closing and which are assumed by the Grantee;

(2) Such facts as would be disclosed by a comprehensive survey of the Property;

(3) All matters appearing on the Plan of Cumberland Gardens, Section V, of record in Book 3300, Page 37, in the Register's Office for Davidson County, Tennessee;

(4) Those restrictive covenants contained in an instrument of record in Book 3340, Page 125, in the Register's Office for Davidson County, Tennessee; and,

(5) Applicable zoning restrictions and building codes.