WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-TR-21-6544

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-5-22

(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)
Taylormade Contracting, LLC	**New Owner**	
(NAME)	(NAME)	**129 02 0 003.00**
6544 Jocelyn Hollow Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ERIC S. MOSS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLORMADE CONTRACTING, LLCA TENNESSEE 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:

Land in Davidson County, Tennessee, being Lot No. 751 on the Plan of West Meade Farms Inc., Section VIII, as of record in Book 2331, Page 14 and 15, Register's Office for said County.

Said Lot No. 751 fronts 155 feet on the Northerly side of Jocelyn Hollow Road and runs back between lines, 272.3 feet on the Easterly line and 319.5 feet on the Westerly line, to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Eric S. Moss, a single man, by Warranty Deed from Martin Thomas Poe, Jr and wife, Nancy N. Poe, of record in Instrument No. 20210511-0063277, in the Register's Office of Davidson County, Tennessee, dated May 07, 2021, and recorded on May 11, 2021.

This conveyance is subject to:

- Taxes for year 2021, A lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Meade Farms Inc., Section VIII, as recorded in Plat Book 2331, Page(s) 14 and 15.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2340, Page 509, as amended in Book 2341, Page 222.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6544 Jocelyn Hollow Rd, Nashville, Tennessee 37205**.

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.

Karen Johnson Davidson County
Batch# 707207 **DEEDWARR**
08/30/2021 03:40:31 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210830-0116861

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2021.

Eric S. Moss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC S. MOSS, 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 25th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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