Karen Johnson Davidson County
Batch# 746304 DEEDWARR
10/28/2021 03:35:30 PM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20211028-0145196

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-21-7512

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of October, 2021

Notary Public

Commission Expires: _____

WILLIAM E SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 8 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
BMB Properties 944 Main St. Nashville, TN 37206	SAME	083-07-0-278.00

WARRANTY DEED

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

Melinda Lucia Moses, sole heir at law of Lucia G. McIntosh,

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BMB Properties, a Tennessee general partnership,

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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, being Lot No. 13 on the Plan of Roselawn of record in Book 2133, Page 1, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Lucia G. McIntosh, unmarried by Warranty Deed from Andrew J. Caldwell, Jr. of record in Book 7137, page 963, Register's Office for Davidson County, Tennessee, dated February 12, 1987 and recorded on February 17, 1987. The said Lucia G. McIntosh died on or about 2/4/2003. Reference is made to the Affidavit of Heirship for Lucia G. McIntosh that names her daughter Melinda Lucia Moses as her sole heir-at-law of record in Instrument No. _____20211028014519 4_____, said Register's Office.

This is not the usual place of residence of the Grantor or the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO any and all matters of record in Book 2133, Page 1, Register's Office for Davidson County, Tennessee.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 915 Beechmont Place, Nashville, TN 37206.

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, it successors and assigns forever; and we so covenant with the said GRANTEE 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, its successors 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.

[Signature page to follow]

Dated this the 25th day of October, 2021.

Melinda Lucia Moses

ATTORNEY-IN-FACT PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. ~~200206070069539~~, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE RLM

By: Rick Lee Moses

Rick Lee Moses, Attorney-in-Fact pursuant to Durable General Power of Attorney of record as Instrument No. ~~200206070069539~~ RLM Register's Office for Davidson County, Tennessee * 20211028014519S

ATTORNEY-IN-FACT PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD AS INSTRUMENT NO. ~~200206070069539~~ MLM REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE

Melinda Lucia Moses

Melinda Lucia Moses

By: Melanie Lynne Moses

Melanie Lynne Moses, Attorney-in-Fact pursuant to Durable General Power of Attorney of record as * Instrument No. ~~200206070069539~~ MLM Register's Office for Davidson County, Tennessee * 20211028014519S

Melinda Lucia Moses

Melinda Lucia Moses

By:

Devery Thomas Moses, Attorney-in-Fact pursuant to Durable General Power of Attorney of record as * Instrument No. ~~200206070069539~~ * Register's Office for Davidson County, Tennessee * 20211028014519S

ATTORNEY-IN-FACT PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD AS INSTRUMENT # ~~2002060700695~~ REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rick Lee Moses, Melanie Lynne Moses and Devery Thomas Moses** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument on behalf **Melinda Lucia Moses**, and acknowledged as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst No. ~~200206070069539~~ * in the Register's Office of Davidson County, Tennessee. WMG RLM MLM

* 202110280145195

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of October, 2021.

WILLIAM M. GRADY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My Commission Expires Sep. 23, 2025

William M. Grady

Notary Public

My Commission Expires: 9/23/2025

True Copy Certification

I, William T. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 25, 2021.

Affiant Signature

Date: 10/25/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

My Commission Expires: 10/17/2023

Notary's Seal

