File Box 8

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 30902-10-2012** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $310,000.00.<br>Affiant<br>Subscribed and sworn to before me this 7th day of November, 2012.<br>Notary Public<br>My Commission Expires: |

CHARLES A. VOYLES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Josephine G. Larson, Andrew L. Larson<br>809 Bircham Court<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>Farmington Financial Group<br>2002 Richard Jones Rd, Ste. 300A<br>Nashville, TN 37215 | **Tax Information:**<br>Map and Parcel No.:<br>142 160 A 03000 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles A. Moss, III, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Josephine G. Larson and Andrew L. Larson, wife and husband** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 809 Bircham Court, Nashville, TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Pamela Fay Meek joins in the execution of this instrument for the purpose of conveying any marital interest she may have in the subject property.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 7th day of November, 2012.

Charles A. Moss, III

Pamela Fay Meek

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Charles A. Moss, III and Pamela Fay Meek**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2012.

Notary Public

My Commission Expires:

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans: T20120085656 DEEDWARR
Recvd: 11/08/12 15:03 2 pgs
Fees: 13.00 Taxes: 1147.00

20121108-0103422

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Devon Park, Phase One, of record in Plat Book 5200, pages 670, 671 and 672, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles A. Moss, III, unmarried, by deed dated September 15, 1999, from George J. Anderson and wife, Leeann S. Anderson, of record in Book 11667, page 824, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Declaration of Covenants, Conditions and Restrictions for Devon Park of record in Book 6176, page 7, amended in Book 6541, page 542, and Book 6967, page 156, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
2. By-Laws of Devon Park Homeowners Association, Inc. of record in Book 8276, page 53, Register's Office for Davidson County, Tennessee.
3. Charter of Incorporation of Devon Park Homeowners Association, Inc. of record in Book 7372, page 862, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 670, 671 and 672, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 6145, page 252, Register's Office for Davidson County, Tennessee.