BILL GARRETT, Davidson County
Trans:T20130105805 DEEDWARR
Recvd: 12/19/13 13:19 2 pgs
Fees:13.00 Taxes:472.53
20131219-0128325

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 13792

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED ELEVEN AND 00/100 ($127,711.00) DOLLARS, cash in hand paid by TREEHOUSE PROPERTIES, LLC, receipt of which is hereby acknowledged, I, CYNTHIA J. MOSS, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said TREEHOUSE PROPERTIES, LLC, its successors and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee and being Lot No. 66 on the plan of Chapelwood Subdivision, Section 2 (erroneously referred to as Section 3 in previous deeds), of record in Plat Book 5200, Page 83, in the Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Marjorie Covington and Cynthia Moss by deed from Chapelwood Associates, Ltd., William M. Whitely and Parie Lee Whitely, General Partners, dated October 27, 1993, of record in Book 9134, Page 909, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Cynthia J. Moss by Quitclaim Deed from Marjorie Covington, dated September 16, 1994, of record in Book 9471, Page 451, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Albee Drive and Hunting Avenue.
>
> This conveyance is subject to restrictions and reservations, of record in Book 5333, Page 315 as amended in Book 6234, Page 193 and in Instrument Number: 20040923-0114565, and is further subject to all matters as shown on plat of record in Plat Book 5200, Page 83, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said TREEHOUSE PROPERTIES, LLC, its successors and assigns, forever. And I do covenant with the said TREEHOUSE PROPERTIES, LLC, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2013 Davidson County property taxes which have been prorated and will be paid. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said TREEHOUSE PROPERTIES, LLC, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 17th day of December, 2013.

CYNTHIA J. MOSS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, CYNTHIA J. MOSS, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of December, 2013.

NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $127,711.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 17th day of December, 2013.

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 5, 2014

NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 086 10 0 66.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
5307 Meadowlake Road
Brentwood, TN 37027