WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047124 DEEDWARR
Recvd: 06/15/15 10:36 2 pgs
Fees:13.00 Taxes:407.00
20150615-0056345

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: ~~November 13, 2017~~ 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grover C. Moss Jr.	Grover C. Moss Jr.	097080A13100C0
(NAME)	(NAME)	
318 Lake Chateau Dr.	318 Lake Chateau Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37067	Hermitage, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Louise M. Duke,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Grover C. Moss, Jr. and wife Cindy D. Moss and Frances McBride, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs 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 unit number X-5, Section 1 on the plan of Lake Chateau Condominiums, of record in Book 6250, Pages 670-610, and amended in Book 10753, Page 271, and Book 10753, Page 275, in Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Morris A. Duke and Louise M. Duke, husband and wife, by Deed from Estate of Hugh W. Forrest, recorded on November 21, 2005, of record in Instrument Number 20051121-0139970, Register's Office for Davidson County, Tennessee. Morris A. Duke having died on July 18, 2006, Davidson County Tennessee Probate Docket No. 06P-1636, vesting the property solely in Louise M. Duke as the sole survivor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 318 Lake Chateau Dr., Hermitage, TN 37067
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

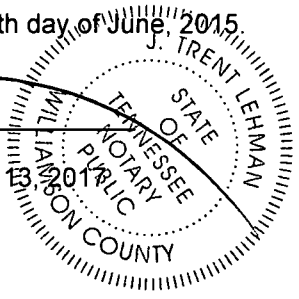
Witness my/our hands this 11th day of June, 2015.

Louise M. Duke by: Melissa Breckenridge
her Attorney In Fact

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Melissa Breckenridge with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Attorney In Fact of Louise M. Duke and that she as such Attorney In Fact executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Attorney In Fact

WITNESS my hand and seal this 11th day of June, 2015.



Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10438