WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $570,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MARCH, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-5-2016

BILL GARRETT, Davidson County
Trans:T20160019312 DEEDWARR
Recvd: 03/09/16 12:09 2 pgs
Fees:13.00 Taxes:2109.00
20160309-0022573

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1663B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Zachary B. Provonchee and Diane Nicole Provonchee	Same as new owner	145-05-0-009-00
5820 Fredricksburg Drive		
Nashville, TN 37215-4807		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RANDALL C. MOORE AND WIFE, CYNTHIA S. MOORE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACHARY B. PROVONCHEE AND DIANE NICOLE PROVONCHEE, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 8 on the Plan of Tyne Valley Estates, Section 4 of record in Plat Book 3600, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Randall C. Moore and wife, Cynthia S. Moore by Warranty deed from Ross V. Hickey, Jr. and wife, Mivela J. Hickey of record in Instrument No. 20040610-0068975 Register's Office for Davidson County, Tennessee, dated May 28, 2004 and recorded on June 10, 2004. (Value of consideration shown in aforementioned deed $415,000.00.) Being also known as 5820 Fredricksburg Drive Nashville, TN 372154807. Property address being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 10, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3574, Page 303, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is property known as 5820 Fredricksburg Drive, Nashville, TN 37215-4807

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 8th day of March, 2016.

Randall C. Moore

Cynthia S. Moore

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, RANDALL C. MOORE AND CYNTHIA S. MOORE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of March, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-1663B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027