WARRANTY DEED

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Grover Carlos Moss Jr	Grover Carlos Moss Jr	097-08-0A-133.00-CO
(NAME)	(NAME)	
338 Lake Chateau Dr.	338 Lake Chateau Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Danny J. Devonce, and wife and Deborrah R. Devonce**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Grover Carlos Moss Jr and Cindy Moss, husband and wife**, 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:

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

Unit Number Y-1, Section 1 on the Plan of Lake Chateau Condominiums, or record in Book 6250, Pages 607-610 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Danny J. Devonce and wife, Deborrah R. Devonce, tenants by the entireties by Warranty Deed dated 02/14/2011 from Deborrah R. Johnson, formerly a single person, and now married and known as Deborrah R. Devonce filed for record 02/23/2011 in Instrument No. 20110223-0014759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 338 Lake Chateau Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160022570 DEEDWARR
Recvd: 03/21/16 08:37 2 pgs
Fees: 13.00 Taxes: 537.98
20160321-0026178

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 our hands this 15th day of March, 2016.

Danny J. Devonce

Deborrah R. Devonce

State of Idaho

County of Ada

On this 15th **day of March, 2016**, before me, a Notary public in and for said County and State, personally appeared Danny J. Devonce and Deborrah R. Devonce, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 15 day of March, 2016

BROOKE ASH
NOTARY PUBLIC
STATE OF IDAHO

My Commission Expires: 11/02/2018