BILL GARRETT, Davidson County
Trans:T20160023196 DEEDWARR
Recvd: 03/22/16 09:55 2 pgs
Fees:13.00 Taxes:1424.50
20160322-0026973

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016010020

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $385,000.00

Sworn to and subscribed before me this 21st day of March, 2016.

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Christopher Coccia		073-10-0-017-00
3720 Moss Rose Drive	New Owner	
Nashville, TN 37216		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Thomas Keith, a single person** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher B. Coccia, an unmarried person** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Moss Rose Estates of record in Plat Book 4860, Page 112, 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 Michael Thomas Keith, a single person by Warranty deed from Stephanie R. Neely Horvath, married of record in Instrument No. 20131223-0129508 Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on December 23, 2013. (Value of consideration shown in aforementioned deed $246,100.00.)

This is improved property known as **3720 Moss Rose Drive, Nashville, TN 37216.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor ___X_ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 19 day of March, 2016.

Michael Thomas Keith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Michael Thomas Keith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of March, 2016.

Notary Public my commission expires 9/10/18

(SEAL)

JENNY STAIRS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY