① Return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans:T20160068569 DEEDWARR
Recvd: 08/08/16 15:29 2 pgs
Fees:13.00 Taxes:688.20
20160808-0082439

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16512

Send Tax Bills To:
New owner

New Owner is:
James and Julie Roeder Marsh
4924 Olivia Drive
Antioch, TN 37013

MAP: 162-03-0

PARCEL: 115.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Christy L. Moss a married woman**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **James Marsh and wife, Julie Roeder-Marsh**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **4924 Olivia Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 274 on the Plat of Colewood Acres, Section 4-A, of record in Plat Book 4300, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 274 fronts 80 feet on the east margin of Olivia Drive and extends back 128.9 feet on the north line, and 130 feet on the south line, to a line on the rear on which it measures 80 feet.

BEING the same property conveyed to Christy L. Moss, a married woman, by Warranty Deed from Thomas F. Simpson and wife, Wanda L. Simpson, dated 6/25/08 and recorded 6/27/08 in Instrument Number 20080627-0066583, Register's Office for Davidson County, Tennessee.

CLM RWM
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28th day of July, 2016.

GRANTOR(S):

Christy L. Moss

CHRISTY L. MOSS

Richard W. Moss

RICHARD W. MOSS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Christy L. Moss and Richard W. Moss**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28th day of July, 2016.

M. LYNN BODDEN NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

NOTARY PUBLIC
My Commission Expires: 10-15-2017

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$186,000.00**.

Coreen Newcomb

AFFIANT

SWORN TO and subscribed before me this 28th day of July, 2016.

Melanie D. DuRard STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires January 21, 2018

NOTARY PUBLIC
My commission expires: