BILL GARRETT, Davidson County
Trans:T20160085259 DEEDWARR
Recvd: 09/28/16 13:07 2 pgs
Fees:13.00 Taxes:1259.85

20160928-0102271

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15371

2613

{ ADDRESS NEW OWNER:	{SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Deborah Lynn Riches	{New Owner	}142070b01200co }
{425 Moss Creek Court	{	} }
{Nashville, Tennessee 37221	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205		}

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 are hereby acknowledged, Ronald K. Nevin, a married person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Deborah Lynn Riches, a single person (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Moss Creek Plantation of record in Book 6900, page 608, 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 Ronald K. Nevin by Warranty Deed from Jody F. Elder and wife, Virginia B. Elder of record in Instrument Number 20060403-0037412, said Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not nor ever was martial property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property located on 425 Moss Creek Court, Nashville, Tennessee 37221.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on record in Book 6900, page 608, said Register's Office for Davidson County, Tennessee.
3. Covenants as shown on record in Book 6519, page 458, Book 6529, page 560, Book 7037, page 683, Book 7369, page 413 and Book 7470, page 130, said Register's Office for Davidson County, Tennessee.
4. Easement executed by Moss Creek Plantation HOA recorded in Record Book 9276, page 912, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $340,500.00.
(
(
(Subscribed and sworn to before me
(this 27th day of September, 2016.
(
(
(My Commission Expires: _____)

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor is covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 27th day of September, 2016.

Ronald K. Nevin

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ronald K. Nevin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017