BILL GARRETT, Davidson County
Trans:T20160103664 DEEDWARR
Recvd: 11/23/16 10:18 2 pgs
Fees:13.00 Taxes:932.40
20161123-0123666

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DICKSON
The actual consideration or value, whichever is greater, for this transfer is $252,000.00.

Samuel Ryan Moncivaiz
Affiant

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON

Subscribed and sworn to before me, this 21st day of November, 2016.

Notary Public
My commission expires: JUNE 19, 2017
My Comm. Exp. 6-19-2017

04-1610-56238

Address of New Owner:	Send Tax Bills to:	Tax Information:
Samuel Ryan Moncivaiz 912 Creekedge Court Antioch TN 37013	Same	173-08-0-A-027.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joyce Eidon and spouse, Kesiena Idahosa**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Samuel Ryan Moncivaiz, an unmarried man, and Tammy Sue Moncivaiz and Samuel Moncivaiz, wife and husband, as joint tenants with common law rights of survivorship**, hereinafter called the Grantees, their successors 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. 68, on the Plan of Section One, Deer Valley, of record in Instrument No. 20030205-0016206, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joyce Eidon and spouse, Kesiena Idahosa by deed from Naveen K. Avalareddy, married, dated August 22, 2012, recorded October 17, 2012, of record in Instrument No. 20121017-0095339, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 912 Creekedge Court, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 21st day of November, 2016.

Joyce Eidon

Kesiena Idahosa

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joyce Eidon and Kesiena Idahosa**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 21st day of November, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 3/31/20