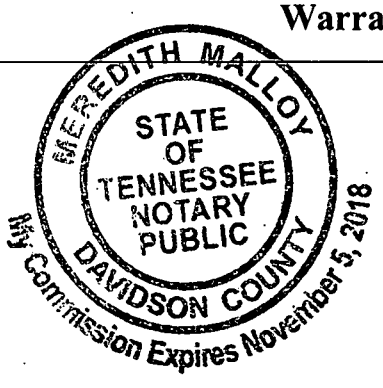
BILL GARRETT, Davidson County
Trans:T20170050102 DEEDWARR
Recvd: 06/12/17 15:31 2 pgs
Fees:13.00 Taxes:814.00
20170612-0058851

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of June, 2017.

Notary Public

My commission expires: 11/5/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
The Moschella Family Trust	New Owners	
2209 Windswept Drive		086-12-0-034.00
Austin, Texas 78738		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRISTOPHER THORP AND CORINNE THORP, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THE MOSCHELLA FAMILY TRUST DATED JANUARY 30, 1995**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 34 on the Plan of Hermitage Woods, Section 3A of record in Plat Book 5200, Page 161, as amended in Plat Book 6890, page 64, 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 Christopher Thorp, a married person by Warranty deed from Michael W. Reese, Jr. and wife, Amber Reese of record in Instrument No. 20080104-0001252 Register's Office for Davidson County, Tennessee, dated January 3, 2008 and recorded on January 4, 2008.

Being the same property conveyed to Christopher Thorp and Corinne Thorp, husband and wife by Quit Claim deed from Christopher Thorp, a married man, joined by his spouse, Corinne Thorp of record in Instrument No. 20121226-0118605 Register's Office for Davidson County, Tennessee, dated October 19, 2012 and recorded on December 26, 2012.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1212 Tulip Grove Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2017.

Christopher Thorp

Corinne Thorp

STATE OF TEXAS
COUNTY OF TRAVIS

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Thorp and Corinne Thorp, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8 day of June, 2017.

Notary Public

My Commission Expires:
April 18, 2020

MOLLY MCCORMACK
Notary Public, State of Texas
Comm. Expires 04-18-2020
Notary ID 126489101