File Box 8

Bill Garrett Davidson County
Batch# 18202 DEEDWARR
10/25/2017 02:32:10 PM 2 pgs
Fees: $13.00 Taxes: $1,087.80
20171025-0109569

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.
Attorneys at Law
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Nashville, TN 37205
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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 59258
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kathleen Jarocki 905 Glenridge Lane Nashville, TN 37221	Churchill Mortgage 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37207

TAX MAP PARCEL NUMBERS: 142130B13000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$294,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Andrew M. Moss, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kathleen Jarocki,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Resubdivision of Lots 114 thru 130 and 131 A Riverside, Phase 3 of record in Instrument No. 20040108-0003094, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew M. Moss, unmarried by Warranty Deed from Sue Ann Pope a.k.a. Sue Pope, dated June 26, 2014 and recorded on July 1, 2014 of record in Instrument No. 20140701-0057557, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20040108-0003094, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 7185, page 619; Book 7405, page 780; Instrument No. 20040419-0044162; Instrument No. 20091124-0108147; and Instrument No. 20091204-0111306, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 905 Glenridge Lane, Nashville,, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of October, 2017.

Andrew M. Moss

State of Tennessee

County of Davidson

On this 24th day of October, 2017, before me the undersigned authority, personally appeared Andrew M. Moss, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $294,000.00.

Affiant

Sworn and subscribed before me this 24th day of October, 2017.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018