Bill Garrett Davidson County
Batch# 32342 DEEDWARR
12/01/2017 12:37:41 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20171201-0122849

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 230,000.00

Affiant Signature

Subscribed and sworn to before me on this the 30th Day of November, 2017

Notary Public

My Commission expires 2/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

NAME AND ADDRESS OF PROPERTY OWNER:
Harvey S Moltz
Sheila Day Moltz
228 Myhr Green
Nashville, TN 37221
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 142070C04000C0

WARRANTY DEED

17NT00635

Effective the 30th Day of November, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PAUL R. WHITE, TRUSTEE OF THE WILLENE H. HOUSE IRREVOCABLE TRUST

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

HARVEY S. MOLTZ AND SHEILA DAY MOLTZ, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their 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 Unit No. 40-C of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act T.C.A. 66-27-101 through 66-27-123; (herewith referred to as the "Act"), and the provisions of the Master Deed for Ashley Green, of record in Book 7148, Page 44, Register's Office for Davidson County, Tennessee, including without limitation, the by-laws appended thereto, of record in Book 7184, Page 71, said Register's Office (collectively the "Master Deed", to which Master Deed is here made for a more complete and accurate description of said Unit.

Together with an undivided percentage interest in the Common Elements, as defined in the Master Deed, appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed.

Being the same property conveyed to Paul R. White, Trustee of the Willene H. House Irrevocable Trust, by Quit Claim Deed from Willene H. House, a widow, dated 05/03/2017 and recorded 05/16/2017 at Document No. 20170516-0048577, Register's Office for Davidson County, TN.

Being the same property conveyed to Willene H. House, by Warranty Deed from James L. Kelso, Trustee of the Kelso Family Trust, dated 08/31/2009 and recorded 09/04/2009 at Document No. 20090904-0083562, Register's Office for Davidson County, TN.

This is an improved property commonly known as \228 Myhr Grn, 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 GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 30th day of November, 2017

Paul R. White, Trustee of the Willene H. House Irrevocable Trust

PAUL R. WHITE, TRUSTEE OF THE WILLENE H. HOUSE IRREVOCABLE TRUST

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Paul R. White, Trustee of the Willene H. House Irrevocable Trust, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 30th day of November, 2017.

Carol B Christian
Notary Public

My commission expires: 9/9/2020

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON