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This instrument prepared by:
Martha Brooke Perry, Atty.
Balthrop, Perry, Noe, & Newcomb
An Association of Attorneys
102 Boyd St., P. O. Box 82
Ashland City, TN 37015

Jeffrey Troy Moss, Sr. and Rebecca Lynn Moss

TO: Terence Waters and wife,
Deena Waters
2941 Chaplewood Drive
Hermitage, TN. 37076

SEND TAX BILLS TO: SAME

MAP & PARCEL:
086-14-0B-034.00

Bill Garrett Davidson County
Batch# 73673 **DEEDWARR**
03/27/2018 10:29:35 AM 2 pgs
Fees: $13.00 Taxes: $989.75

20180327-0028508

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we, Jeffrey Troy Moss, Sr., and wife, Rebecca Lynn Moss, Grantors herein; have bargained and sold and by these presents do convey unto Terence Waters and wife, Deena Waters, Grantees herein, their successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, page 465, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffrey Troy Moss, Sr. and wife, Rebecca Lynn Moss from Joe M. Gleaves and wife, Janet M. Gleaves, by deed dated August 17, 2000, and recorded on September 7, 2000 of record at Instrument No. 20000907-0088893, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the lien of 2018 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all setbacks, easements, restrictions and other matters as shown on the plat of record for Fleetwood Subdivision, a Planned Unit Development of record in Book 6900, page 225, Book 6900, pages 248-249, and as amended in Book 6900, pages 465-466, Register's Office of Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 7107, page 408, said Register's Office; Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Fleetwood, contained in an instrument of record in Book 7170, page 987, as amended in Book 7628, page 6, said Register's Office; By-laws for Fleetwood Homeowners Association as set out in the Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Fleetwood of record in Book 7170 page 987, said Register's Office; and all other matters of record.

This is improved property known as 2941 Chapelwood Dr., Hermitage, TN 37076, and this is the same description as the prior deed of record.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind

ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands, this the 23rd day of March, 2018.

Jeffrey Troy Moss, Sr.

Rebecca Lynn Moss

STATE OF TENNESSEE

COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Jeffrey Troy Moss, Sr., and wife, Rebecca Lynn Moss the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained. WITNESS my hand, at office, this the 23rd day of March, 2018.

NOTARY PUBLIC

LYNN NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

My commission expires: 1/6/20

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $267,500.00.

Affiant

SWORN to and subscribed before me,

this the 23rd day of March, 2018.

NOTARY PUBLIC

My commission expires: 5/17/2021

TRACEY TRUMPER-COLE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY