Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Bill Garrett Davidson County
Batch# 81907 **DEEDWARR**
04/17/2018 01:24:17 PM 3 pgs
Fees: $18.00 Taxes: $1,376.40

20180417-0036147

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $372,000.00.

Tammy L Boon
Affiant

Subscribed and sworn to me on April 17, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31517

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sheila E. Moss 604 Barrywood Drive Nashville, TN 37220	SAME ADDRESS AS NEW OWNER	146-11-0-065.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Tammy L. Boon, a single woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Sheila E. Moss, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Section One, Revised, Crieve Hall Estates of record in Plat Book 1835, Page (s) 122 through 124, 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 Tammy L. Boon, a single woman by Warranty deed from Seth Norman, married and Frances Scott, unmarried of record in Instrument No. 20160302-0019798 Register's Office for Davidson County, Tennessee, dated March 01, 2016 and recorded on March 02, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Plat Book 1835, Page (s) 122 through 124, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 2046, Page 88, Book 2396, Page 437, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 604 Barrywood Drive, Nashville, TN 37220.

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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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/our hand(s) this 17th day of April, 2018.

Tammy L. Boon

Tammy L. Boon

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On April 17, 2018, before me personally appeared Tammy L. Boon to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on April 17, 2018.

NOTARY PUBLIC

My Commission Expires:

