Bill Garrett Davidson County
Batch# 104590 DEEDWARR
06/14/2018 10:19:57 AM 2 pgs
Fees: $13.00 Taxes: $754.80

20180614-0057110

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 12TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22

(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daytona Wallace, a single man	F&M (NAME)	
107 Charleston Drive (ADDRESS)	50 Franklin Street (ADDRESS)	018-07-0-082.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Clarksville, Tn 37040 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Moss,unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daytona Wallace, a single man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT 12, SECTION ONE, CHARELSTON SQUARE SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 37-38, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.
BEING THE SAME PROPERTY CONVEYED TO MICHAEL MOSS, UNMARRIED, BY WARRANTY DEED, FROM DAVID B. SEAY AND SHERRIE M. SEAY, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 210150330-0026903,AS CORRECTED BY AFFIDAVIT TO CORRECT SCRIVENER'S ERROR OF RECORD IN INSTRUMENT NO. 20150617-0057717. IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 107 Charleston Drive, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 12th day of June, 2018.

WARRANTY DEED

(Continued)

Michael Moss

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Moss,unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of June, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072