THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616792

Bill Garrett Davidson County
Batch# 119145 DEEDWARR
07/23/2018 10:13:13 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20180723-0071351

DANIEL D. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires Aug. 20, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of July, 2018.

Notary Public
My Commission Expires: 8-29-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Tso 1914 Randolph Place Nashville TN 37215	New Owner	Tax Parcel ID No. 131-07-OE-004.00 CO

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 of which is hereby acknowledged, **Todd D. Moss devisee of the Estate of Pamela C. Munz** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Tso, a married man**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 2-A on the Plan of Evergreen as established by a Master Deed of record in Book 6936, Page 936, Register's Office for Davidson County, Tennessee, and as set out on the Revised Plan of Evergreen of Lots 1, 2, 3, and 4, of record in Plat Book 6250, Page 589, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Last Will and Testament of Pamela Cecelia Munz in Docket No. 18P92 and Warranty Deed from Belle Meade Builders, Inc. to Lee Munz and wife, Pamela C. Munz, as recorded on the 13th day of March, 1987 in Deed Book 7167, Page 416, in the Register's Office of Davidson County, Tennessee.

Pamela C. Munz died on October 28, 2017. Her Last Will and Testament naming Todd D. Moss as devisee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF EVERGREEN OF LOTS 1, 2, 3 AND 4, as recorded in Plat Book 6250, Page(s) 395, revised in Plat Book 6250, Page 589.

Terms and provisions of by-Laws recorded in Instrument No. 20170424-0040042.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing EVERGREEN Condominium of record in Book 6936, Page 936 and Instrument No. 20170424-0040045; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 1914 Randolph Place Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2018.

Todd D. Moss

N/A

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Todd D. Moss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2018.

Notary Public

DANIEL D. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

My Commission Expires Aug. 29, 2020