STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of September, 2018.

Notary Public
MY COMMISSION EXPIRES: 02/06/20
File No. G18-3182

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2020

Karen Y Johnson Davidson County
Batch# 143972 **DEEDWARR**
09/21/2018 02:36:53 PM 2 pgs
Fees: $13.00 Taxes: $854.70

20180921-0093918

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Catherine Mitchell, Larry Mitchell, Jr., Phillip Lioi, and Jane Cassidy (NAME)	NEW OWNER (NAME)	18-12-A-22 CO
111 Marella Ct. (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Tyrus Doss and Megan Wilcox, joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Catherine Mitchell and Larry Mitchell, Jr., wife and husband and Phillip John Lioi and Jane Cassidy, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Emerald Cove, a Planned Unit Development, the plat of which is recorded in Book 6900, Page 629-631, amended in Book 9112, page 29, 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 Tyrus Doss, an unmarried man, by deed from Helen S. Jenkins, unmarried, dated April 29, 2014 and recorded May 2, 2014 by Instrument No. 20140502-0037305, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tyrus Doss and Megan Wilcox, joint tenants with right of survivorship by Deed dated July 27, 2016 from Tyrus Doss, recorded August 1, 2016, in Instrument Number 20160801-0078943, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Sanitary Sewer Easement as recorded in Book 4956, page 181, Register's Office for Davidson County, Tennessee.

2. Waterlin Easement as recorded in Book 7653, page 282, Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville TN 37212

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, page 629-631 and amended in Plat Book 9112, page 29, Register's Office for Davidson County, Tennessee.

4. Restrictions as recorded in Book 7511, page 581, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 111 Mavella Court, Goodlettsville, TN 37072.

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. Whenever 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 September, 2018.

Tyrus Doss

Megan Wilcox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of September, 2018, before me personally appeared Tyrus Doss and Megan Wilcox, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 17th day of September, 2018.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066