This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
1639 Medical Center Parkway
Suite 101
Murfreesboro, TN 37129

File Number: 2-18-3046

Karen Y Johnson Davidson County
Batch# 155626 DEEDWARR
10/31/2018 04:23:30 PM 3 pgs
Fees: $18.00 Taxes: $739.26
20181031-0108019

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $199,800.00

10/30/18
Affiant

Subscribed and sworn to before me, this the 30th day of October, 2018

Notary Public
My Commission Expires: 5/5/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Francesca Moss 8411 Callabee Way Unit 13 Antioch, TN 37013	United Wholesale Mortgage PO Box 202028 Florence, SC 29502-2028	181-02-0A-097.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Chelsea Thayer and Gary Willis, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Francesca Moss, a single woman**, hereinafter called the Grantee(s), his/her/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 Unit No. E-13 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.

Being the same property conveyed to Chelsea Thayer, unmarried by Warranty Deed from J. Briley Price, and Heather D. Price, as husband and wife, recorded December 4, 2013 in Instrument No. 20131204-0123397, Register's Office of Davidson County, Tennessee.

Gary Willis joins in the execution of this instrument for the purpose of conveying any/all interest he may have in subject property, by virtue of his marriage to Chelsea Thayer.

This is ☒ improved or ☐ unimproved property located at: **8411 Callabee Way, Unit 13, Antioch, TN 37013**.

This conveyance is made subject to 1) Property taxes for the year 2019, and thereafter, a lien not yet due and payable. The 2018 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor, who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2018.

GRANTOR:

Chelsea Thayer

Gary Willis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chelsea Thayer and Gary Willis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2018.

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

Notary Public
My Commission expires: 5/5/2020

201810310108019

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

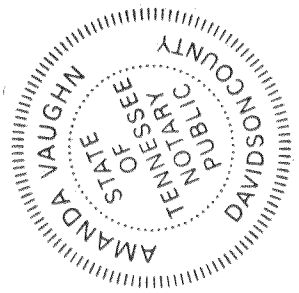
Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)