Prepared by:
Realty Title and Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 203315 **DEEDWARR**
03/07/2019 11:47:19 AM 2 pgs
Fees: $13.00 Taxes: $1,043.40

20190307-0021055

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me, this 28 **day of February, 2019.**

Notary Public
My commission expires:

RTEC File # 02-1812-50578

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Laura Grau Bass 500 Wagon Dr. Nashville, TN 37221	New owner	142-03-0-035.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lucas A Moomaw, Aubrey Burton Moomaw and Julie Moomaw**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Laura Grau Bass and Ian Y Bass, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Being Lot No. 373 on the Plan of Walnut Hill Manor, Section 1, of record in Book 4460, Page 108, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lucas A. Moomaw, an unmarried man and Aubrey Burton Moomaw and Julia Moomaw, husband and wife by deed from Brian Hemel and wife, Katie Hemel, dated December 4, 2014, recorded December 10, 2014, of record in Instrument No. 20141210-0113103, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 708 Wagon Drive, Nashville, TN 37221.

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind ourselves, our heirs, successors and assigns and representatives, to warrant and forever defend the title to 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 hand this 24 day of February, 2019.

Lucas A. Moomaw

Aubrey Burton Moomaw

Julia Moomaw

STATE OF NORTH CAROLINA

COUNTY OF Watauga

Personally appeared before me, the undersigned, **Lucas A Moomaw, Aubrey Burton Moomaw and Julie Moomaw**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Watauga County, NC, this 24 day of February, 2019.

Notary Public

NOTARY PUBLIC WATAUGA COUNTY

My commission expires: 7/9/20