WARRANTY DEED

Karen Johnson Davidson County
Batch# 215347 **DEEDWARR**
04/09/2019 09:05:49 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190409-0032078

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Larry Patrick Moss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

CURTIS K. LINCOLN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Patrick Moss and Mandy Louise Moss	Same as Buyer	
(NAME) 109 High Point Anchorage	(NAME)	07301006400
(ADDRESS) Hendersonville, TN 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **David T Irvine and Rose Allison Jones** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Larry Patrick Moss and wife, Mandy Louise Moss,** 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. 19 of Section "A" on the Map of Happy Valley Subdivision, not of record, together with part of old Ruby Drive, never opened, and described according to a copy of a survey thereof made by T. R. Sanford and S.R. Sanford, Jr., Surveyors, dated Dec. 14, 1947, as follows:

BEGINNING at a point in the southerly margin of Williams Ferry Road, now called Riverwood Drive, at the corner of Lots 18 and 19; thence with the margin of said Drive, easterly 91 feet 2 inches to a point at the beginning of a curve; thence around said curve southeasterly 38.1 feet to a concrete monument, in the westerly margin of Milton Drive; thence with the margin of the same, southerly 160 feet to the corner of Lot 37; thence with the line of said lot westerly 58.4 feet to the corner of Lots 18 and 19; thence with the line between said lots northerly 176.5 feet to the beginning.

Being the same property conveyed to David T. Irvine and Rose N. Irvine by virtue of that certain Warranty Deed recorded November 7, 1969, and being of record at Book 4378, Page 89 in the Register's Office of Davidson County, Tennessee. David T. Irvine and Rose Irvine divorced in 1976. Rose N. Irvine died leaving Rose Allison Jones as her remaining heir per Affidavit of Heirship of Record at Instrument No. 20190409-0032077 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that this property is not their primary residence.

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

unimproved
This is improved x property, known as 2008 Riverwood Dr. Nashville, TN 37216
(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

Witness my hand this 4th day of April, 2019.

David I Irvine

Rose Allison Jones

STATE OF WEST VIRGINIA
COUNTY OF MORGAN

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **David I Irvine and Rose Allison Jones**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 4th day of April, 2019.

Notary Public

My Commission Expires: 2-24-21

PATRICIA ANN FOSTER
Notary Public Official Seal
State of West Virginia
My Comm. Expires Feb 24, 2021
428 Calvert Circle Bunker Hill, WV 25413