Karen Johnson Davidson County
Batch# 246569 DEEDWARR
06/21/2019 09:40:30 AM 3 pgs
Fees: $18.00 Taxes: $784.40
20190621-0060019

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Joel Wood & Kristie Wood
510 Bismark Drive
Nashville, TN 37210

SEND TAX BILL TO:
New Owner

MAP/PARCEL 095-10-0-044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Phillip Evan Moss and wife Teresa Marie Moss, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Joel Wood and Kristie Wood, husband and wife, hereafter called the GRANTEES, t**heir heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Elm Hill Acres, Section IV of record in Plat Book 2331, Page 118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 162 fronts 70 feet on the Southeasterly side of Bismark Drive and runs back 235.1 feet on the Northeasterly line and 243.3 feet on the Southwesterly line to a dead line in the rear, measuring 70.4 feet thereon.Being the same property conveyed to Phillip Evan Moss and wife, Teresa Marie Moss by Warranty deed from The Successor Co-trustees, John Randal Stanley and Janie Belinda Stanley Moss, of The Stanley Family Trust, dated the 25th day of January, 2001 of record in Instrument No. 20131104-0114057 Register's Office for Davidson County, Tennessee, dated October 30, 2013 and recorded on November 04, 2013.

Being also known as 510 Bismark Drive Nashville, Tennessee 37210.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEES his/their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 17 day of June, 2019.

WITNESS MY HAND on this the 17 day of June, 2019

Phillip Evan Moss

Teresa Marie Moss

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Phillip Evan Moss and Teresa Marie Moss,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 17 day of June, 2019.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $212,000.00.

AFFIANT

Subscribed and sworn to before me this the 17 day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 19-1243

True Copy Certification

I, **Melissa Turecki**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Melissa Turecki

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Chasity Petty,** a notary public for this county and state, **Melissa Turecki,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chasity Petty

My Commission Expires: 9|20|2021

SEAL

