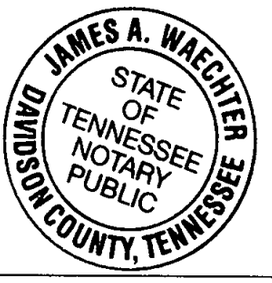
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P19-26284



Karen Johnson Davidson County
Batch# 264396 DEEDWARR
07/31/2019 09:47:50 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20190731-0075316

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-6-22

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Hinchman	owners	MAP 142-07-0B-
409 Moss Creek Ct.		PARCEL 016.00-CO
Nashville, TN 37221		
(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, WE, **John David Maxwell and Chelsea Gilbert Maxwell, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Hinchman and wife, Glenda P. Hinchman**

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. 16 on the Plan of Revised Final Plat Moss Creek Plantation of record in Plat Book 6900, Page 608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John David Maxwell by Warranty deed from John Raymond Mowry, unmarried and Margaret O'Hara Mowry, unmarried of record in Instrument No. 20140728-0066763 Register's Office for Davidson County, Tennessee, dated July 24, 2014 and recorded on July 28, 2014. Chelsea Gilbert Maxwell joins in this conveyance is order to convey and marital, legal or equitable interest she has in the subject property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 6900, Page 455, revised in Plat Book 6900, Page 608; (3) Restrictions of record in Book 6519, Page 458 and amended in Book 6529, Page 560, Book 7037, Page 683, Book 7470, Page 130; (4) the Covenants, Conditions and Restrictions of record in Book 7369, Page 413; (5) All visible easements; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **409 Moss Creek Ct., 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 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 plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29th day of July, 2019.

John David Maxwell

Chelsea Gilbert Maxwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John David Maxwell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Chelsea Gilbert Maxwell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of July, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public