STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$320,000.00** (Three Hundred Twenty Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of July, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 439495 **DEEDWARR**
07/17/2020 11:35:06 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20200717-0078749

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Bradley D. Williams and Brian A. Courtney 4013 Ivy Drive Nashville, TN 37216	Bradley D. Williams PO Box 40934 Nashville, TN 37204	07301010000

WARRANTY DEED

FOR AND IN 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, I/WE, **STEVEN A. MOATS, UNMARRIED MAN** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **BRADLEY D. WILLIAMS AND BRIAN A. COURTNEY, A MARRIED COUPLE** HEREINAFTER CALLED THE **GRANTEE(S)**, 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. 46 on the Map of Moss Rose Heights, Section III, as of record in Book 1835, Page 103, Register's Office for Davidson County, Tennessee.

SAID Lot No. 46 fronts 80 feet on the Westerly side of Ivy Drive, and runs back 166.2 feet on the Southerly line and 161.7 feet on the Northerly line to a dead line in the rear of which it measures 80 feet.

Being the same property conveyed to Steven A. Moats, unmarried, by deed from Frank T. Lewis and wife, Mary Jane Lewis of record in Instrument No. 20060612-0069443 dated June 6, 2006 and recorded June 12, 2006, Register's Office for Davidson County, Tennessee.

Being also known as 4013 Ivy Drive, Nashville, Tennessee 37216.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **4013 IVY DRIVE** **NASHVILLE, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

LTSR Number: GTE File: 2020065688

WITNESS, this 15th day of July, 2020

Steven A. Moats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of July, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven A. Moats** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of July, 2020.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2020065688