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MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Carissa Meyer-Pereira
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2005.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Elizabeth Moseley	New Owner	117-16-0
1029 Maplehurst Lane		GROUP
Nashville, Tennessee 37204		PARCEL 217.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Forty Nine Thousand Nine Hundred Dollars and Zero Cents ($349,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carissa M. Pereira, married, and Charles T. Meyer, III, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elizabeth Moseley, a single person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot Nos. 1 and 2 of Block No. 13 on the Plan of College Park , a plat of which is of record in Book 843, page 29, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description, and a portion of Clarrice Avenue (closed by Ordinance #87-1608) adjacent to and lying west of said Lot No. 1.

BEING the same property conveyed to Carissa Meyer, unmarried, and Charles T. Meyer, III, married, by deed dated March 10, 1998, from Dwayne W. Barrett and wife, Karin Anderson-Barrett, of record in Book 10836, page 395, Register's Office for Davidson County, Tennessee; the said Carissa Meyer having since married Tim Pereira and is now known as Carissa M. Pereira.

TIM PEREIRA, spouse of Carissa M. Pereira, and CAROLE MEYER, spouse of Charles T. Meyer, III, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property known as 1029 Maplehurst Lane, Nashville, TN 37204

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 31st day of March, 2005.

Tim Pereira

Carissa M. Pereira

Carole Meyer

Charles T. Meyer, III

By: Carissa Pereira, Attorney in Fact

By: Carissa Pereira, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Carissa M. Pereira and Tim Pereira, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005

Mitchell A. Watts Notary Public

My Commission Expires: ~~10/12/2005~~ 7/29/06

John Gleaves

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carissa Pereira to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles T. Meyer, III and Carole Meyer, and acknowledged that she executed the same as the free act and deed of the said Charles T. Meyer, III, and Carole Meyer.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 2005.

My Commission Expires: 10/12/2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee