Davidson County DEEDWARR
Recvd: 09/12/08 10:43 2 pgs
Fees:13.00 Taxes:214.60

20080912-0093518

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF September, 2008

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

ADAM TREVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

B-CM-08-3736

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry Jones	Larry Jones	
7051 Hwy 70 South #290	(NAME) 7051 Hwy 70 South, #290	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	50-11-86.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we EBONIE MOSELEY AND CARLTON MOSELEY, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LARRY JONES, Unmarried, hereinafter called the Grantee(s), their heirs and assigns, that 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. 152, VILLAGE BY THE CREEK, SECTION SEVEN, OF RECORD IN PLAT BOOK 6250, PAGE 439, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO EBONIE MOSELEY AND HUSBAND, CARLTON MOSELEY BY WARRANTY DEED FROM LOUISE L. JONES, UNMARRIED, RECORDED MAY 25, 2007 IN INSTRUMENT NO. 20070525-0065290, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 6250, PAGE 439; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 6558, PAGE 292, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3736 Brickmont Drive, Nashville, Tennessee 37207
(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 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. 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 my/our hand(s) this 5th day of September, 2008.

Ebonie Moseley by Diana Pittman, Attorney-In-Fact

Carlton Moseley by Diana Pittman, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of September, 2008, before me personally appeared Diana Pittman 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 Ebonie Moseley and Carlton Moseley and who acknowledged he/she/they executed the same as the free act and deed of the said Ebonie Moseley and Carlton Moseley.

Witness my hand and official seal, this the 5th day of September, 2008.

Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 11/22/08

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903