Warranty Deed



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $194,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of April, 2009.

Notary Public

My commission expires: 7-24-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Dawn Mosley	New Owner	Map: 72-08
2324 Fernwood		Parcel: 192
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JACOB B. MIDKIFF, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN MOSLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 272 on the Plan of Dalewood, Section IV, as shown on the Plat of Record in Plat Book 1835, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Lot.

Being the same property conveyed to Jacob B. Midkiff, unmarried, and Kacey C. Williams, unmarried, as tenants in common with right of survivorship by deed from Rosia McVea by of record in Instrument Number 20070411-0043148, dated April 10, 2007.

Further being the same property conveyed to Jacob B. Midkiff by quitclaim deed from Kacey C. Williams of record in Instrument Number 20080109-0002536 in the Register's Office for Davidson County, Tennessee, dated December 20, 2007.

This is improved property known as 2324 Fernwood Dr., Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2324 Fernwood, 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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090029787 DEEDWARR
Recvd: 05/05/09 14:10 2 pgs
Fees:13.00 Taxes:719.65
20090505-0041174

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2009.

Jacob B. Midkiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jacob B. Midkiff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of April, 2009.

Notary Public

ANGIE L. LAWLESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: November 22, 2010

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212