Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rachel N. Mosley 4284 Brackenwood Drive Old Hickory, TN 37138	SunTrust Mortgage Inc. 401 Commerce St Suite 6100 Nashville, TN 37219	064-09-0-177.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is **$140,000.00**

Affiant

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

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

Notary Public

My Commission Expires: *My Commission Expires: Aug. 22, 2011*
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Creekside Homes, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rachel N. Mosley, an unmarried woman, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:
Land in Davidson County, Tennessee, Being Lot No. 17 on the Plan of SOUTHFORK SUBDIVISION, SECTION ONE, of record in Plat Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Creekside Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Kenneth Lynn Adams and wife, Carla Lee Adams, dated May 4, 2009, recorded May 6, 2009, of record in Instrument No. 20090506-0041818, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorate share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is ☒ Improved OR ☐ Unimproved property located at: **4284 Brackenwood Drive, Old Hickory, TN 37138**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title, and interest thereto belonging to the Grantees. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as set forth herein.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warranty and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

WITNESS our hands on the **30th** day of **September, 2009.**

Creekside Homes, LLC

By: **Christopher M. Corriveau**
It's **Authorized Agent**

BILL GARRETT, Davidson County
Trans: T20090067129 DEEDWARR
Recvd: 10/02/09 11:05 2 pgs
Fees: 13.00 Taxes: 518.00

20091002-0091609

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Christopher M. Corriveau**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Authorized Agent** of **Creekside Homes, LLC,** the within named bargainor, a Tennessee Limited Liability Company, and that he/she as such **Authorized Agent**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Authorized Agent**.

Witness my hand and Official Seal this the **30th** day of **September, 2009**.

Tina Hawkins

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 01/30/2012