File No. 210050205

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF Dec, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100077208 DEEDWARR
Recvd: 12/08/10 09:15 2 pgs
Fees:13.00 Taxes:1172.90
20101208-0097551

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen P. Moseley	New Owner	155160A13200
(NAME) 6000 Deerbrook Dr.	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Walter B. Cox Jr. and wife, Lisa A. Cox, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Stephen P. Moseley and wife, Malinda Lorton Moseley, hereinafter called the grantee(s), 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. 159 on the plan of Traceside, Section Five, of record in Plat Book 9700, Page 269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to WALTER B. COX JR. AND WIFE, LISA A. COX by Deed from 2728 HOLDING CORPORATION, A NEVADA CORPORATION FKA CENTEX REAL ESTATE CORPORATION, dated 05/05/1997 and filed for record on 05/07/1997 in Book 10445, Page 624, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 7900, Page 705, Plat Book 9700, Page 269, said Register's Office.

Restrictions of record in Book 9435, Page 493, as amended of record in Book 9677, Page 675, said Register's Office.

By-Laws of record in Book 9668, Page 899, said Register's Office.

Agreement for Dedication for Sewer Line Easement of record in Book 7243, Page 345, said Register's Office.

Agreement for Dedication for Water Line Easement of record in Book 9306, Page 279, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 9668, Page 894, Register's Office for said County.

Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20000329-0031456, said Register's Office.

County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. 155160A13200

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6000 Deerbrook Dr., Nashville, TN 37221
(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), 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), 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 hands this 29th DAY OF October ,2010.

Walter B. Cox Jr.

Lisa A. Cox

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Walter B. Cox Jr. with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 29 DAY OF Oct , 2010.

Witness my hand at office this 29 DAY OF Oct ,2010.

Commission expires:
07/05/2011

MARLENE M. MCMASTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lisa A. Cox, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 29 DAY OF Oct , 2010.

Witness my hand at office this 29 DAY OF Oct. ,2010.

Commission expires:
07/05/2011

MARLENE M. MCMASTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

File Number: 210050205

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027