Bk 436
24483

# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires MAY 20, 2014
STATE OF TENNESSEE

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

R-VRES-11-1114

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Justin H. Wilson | Same As New Owners (NAME) | |
| 1114 Woodvale Drive (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 131-4-119.00 |

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 JOHN N. MOSELEY AND WIFE, SUZANNE M. MOSELEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN H. WILSON AND WIFE, MARGARET M. WILSON, 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 THE EASTERLY PART OF LOT NO. 20 OF BLOCK 17, ON THE PLAN OF COLLEGE PARK, AS SHOWN ON RECORD IN PLAT BOOK 843, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. □□SAID PART OF LOT NO. 20 FRONTS 58 FEET ON THE NORTHERLY SIDE OF WOODVALE DRIVE AND RUNS BACK 161.2 FEET ON THE EASTERLY LINE AND 162.2 FEET ON THE WESTERLY LINE TO THE SOUTHERLY LINE OF LOT NO. 5 AND MEASURES 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JOHN N. MOSELEY AND WIFE, SUZANNE M. MOSELEY BY WARRANTY DEED FROM GREGORY L. BRANN AND WIFE, REBECCA M. BRANN, RECORDED ON THE 26TH DAY OF OCTOBER, 2007 IN INSTRUMENT NO. 20071026-0126789, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 843, PAGE 29; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved ( X ) property, known as 1114 Woodvale Drive, Nashville, Tennessee 37204
(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.

BILL GARRETT, Davidson County
Trans:T20110032505 DEEDWARR
Recvd: 06/01/11 13:43 2 pgs
Fees:13.00 Taxes:1302.40
20110601-0041786

Witness my/our hand(s) this 31st day of May, 2011.

John N. Moseley

Suzanne M. Moseley

STATE OF Tennessee
COUNTY OF Davidson

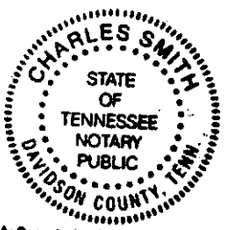
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John N. Moseley and Suzanne M. Moseley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2011.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires JULY 3, 2012

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903