BILL GARRETT, Davidson County
Trans:T20120041560 DEEDWARR
Recvd: 06/06/12 08:59 2 pgs
Fees:13.00 Taxes:1102.50
20120606-0049234

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $298,000.00

Cari Teisl
Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this 30th day of MAY, 2012.

Dana Delworth
Notary Public
My commission expires: 01/07/2013

03-1205-37690

Address of New Owner:	Send Tax Bills to:	Tax Information
Jacob Nance	US Bank Home Mortgage	128-10-0-A-016
8013 Pine Forest Drive	4801 Frederica Street	
Nashville TN 37221	Owensboro, KY 42301	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Allen D. Mosley and wife, Victoria V. Mosley, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jacob Nance and wife, Sarah Nance, hereinafter called the Grantees, their successors 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. 16 on the Plan of Pine Forest, Section One, a Planned Unit Cevelopment, of record in Book 9700, Pages 712 & 713, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen D. Mosley and wife, Victoria V. Mosley by deed from Beazer Homes Corp. dba Phillips Buildersdated August 9, 1999, recorded August 11, 1999 in Book 11615, Page 768, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 8013 Pine Forest Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 25th day of May, 2012.

Allen D. Mosley

Victoria V. Mosley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Allen D. Mosley and Victoria V. Mosley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 25th day of May, 2012.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013