WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120045762 DEEDWARR
Recvd: 06/21/12 08:39 2 pgs
Fees:13.00 Taxes:1091.50

20120621-0054296

My Commission Expires September 9, 2014

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

HE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS REATER, FOR THIS TRANSFER IS $295,000.00

Affiant

UBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day June, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shaffer Home Services, LLC	Same	118-13-0-145.00
(NAME)	(NAME)	
1125 Glenwood Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Karen Mosley Mills, Heir at Law of Regina V. Mosley, deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Shaffer Home Services, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 20, on the Plan of Lipscomb Heights, as shown by plat appearing of record in Plat Book 2083, Page 61, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dode Smith Mosly and wife, Regina V. Mosly by Deed dated December 1, 1954, from W. L. Vincent and wife, Goldie Vincent and filed for record on December 2, 1954, in Book 2334, Page 295, Register's Office for Davidson County, Tennessee. The said Regina V. Mosley (aka Regina V. Mosly) having since died on April 22, 2005, having been predeceased by Dode Smith Mosly. All rights and interest in the herein described property were thereby conveyed to Karen Mosley Mills, Heir at Law of Regina V. Mosley, deceased, according to Affidavit of Heirship dated June 28, 2005, and filed for record in Instrument No. 20050714-0081626, said Register's Office.

Subject to all matters as set forth on the plat of record in Plat Book 2083, Page 61 and Restrictive Covenants of record in Book 2196, Page 106, Register's Office of Davidson County, Tennessee.

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 948 Caldwell Lane, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01291-1616
SMG TN Warranty Deed

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/or 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/or 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 15th day of June, 2012.

Karen Mosley Mills
atty in fact James R Mosley

Karen Mosley Mills by James R. Mosley, as her
Attorney-In-Fact

State of TENNESSEE
County of WILLIAMSON

On this 15th day of June, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James R. Mosley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Karen Mosley Mills, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20120621-0054295, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this

Debbie A. Treadway

Notary Public
My Commission Expires: 4/23/2016

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067