ADDRESS NEW OWNERS and
SEND TAX BILLS:
**SETH C. BROWN and wife,**
**JESSICA L. BROWN**
**4001 Moss Rose Drive**
**Nashville, TN 37216**

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

**MAP PARCEL NUMBER:**
**73 - 1 - 245**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, **KEVIN M. DEUEL and wife, MIRIAM B. DEUEL,** hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to **SETH C. BROWN and wife, JESSICA L. BROWN,** hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot 12, Moss Rose Heights Subdivision, Section 2, as shown on plat of record in Plat Book 1424, Page 109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> BEING the same property conveyed to Kevin M. Deuel and Miriam B. Deuel, husband and wife, by deed recorded April 5, 2010 in Instrument No. 20100405-0025194, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 4001 Moss Rose Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with 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 herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

TIMOTHY D. FERGUSON
ATTORNEY AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

BILL GARRETT, Davidson County
Trans:T20120072425 DEEDWARR
Recvd: 09/26/12 08:34 2 pgs
Fees:13.00 Taxes:481.00
20120926-0087357

Executed on this 21 day of September, 2012.

KEVIN M. DEUEL

MIRIAM B. DEUEL

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KEVIN M. DEUEL and wife, MIRIAM B. DEUEL, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21 day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 8/4/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

AFFIANT

Subscribed to and sworn before me, this the 20 day of September, 2012.

NOTARY PUBLIC

My Commission Expires: 8/4/13

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN

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