File No. 122089

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130005316 DEEDWARR
Recvd: 01/18/13 12:37 2 pgs
Fees:13.00 Taxes:122.10
20130118-0006302

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Jenell Kment
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 04/23/2013
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Moseley	New Owner	136-10-0B-029.00 CO
(NAME)	(NAME)	
2858 Lake Forest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, I/WE **JENELL KMENT (f/k/a JENELL L. BRILEY), AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MOSELEY**, HEREINAFTER CALLED THE GRANTEE(S), THEIR 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. 49, Unit 49A, Condominium Site Plan, Lots 15-20 and 41-56, Section Four, Priest Lake Forest, of record in Book 5200, Page 574, amending Book 5200, Page 573, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jenell L. Briley, unmarried, by Quitclaim Deed from Alan F. Kment, unmarried, dated February 21, 2003 and recorded March 26, 2003 in Instrument No. 20030326-0039875, Register's Office for Daivdson County, Tennessee. The said Jenell L. Briley is now known as Jenell Kment.

Subject property is not now nor has it ever been the residence of the Grantor.

This conveyance is further subject to (1) 2013 real estate taxes, which have been prorated and assumed by the Grantee; (2) Master Deed and By-Laws of record in Book 5931, Page 645, as amended in Book 6106, Page 610, Book 6199, Page 270, and Instrument No. 20090602-0050792, said Register's Office; (3) Amended By-Laws of record in Book 6108, Page 18, said Register's Office; (4) Restrictive Covenants of record in Book 6021, Page 99, said Register's Office; (5) Homeowners Association Charter of record in Book 7948, Page 628, said Register's Office; (6) Conveyance of Common Areas of record in Book 9735, Page 744, said Register's Office; (7) Deed of Conveyances of record in Book 5914, Page 467 and Book 5914, Page 508, said Register's Office; and (8) all existing easements and all matters shown on plat of record in Book 5200, Page 574 and Book 5200, Page 573, said Register's Office.

unimproved ☐

This is improved ☒ property, known as: 2858 Lake Forest Drive, Nashville, Tennessee 37217

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.

Witness my/our hand(s) this 16th day of January, 2013.

Jenell Kment f/k/a Jenell L. Briley

Jenell Kment (f/k/a Jenell L. Briley)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JENELL KMENT (f/k/a Jenell L. Briley), the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of January, 2013.

Commission expires:
04/23/2013

DOLLY T. PEAL
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

File No.: 122089

RETURN TO:

Venture Title, LLC
3027 Highway 31 W
White House, TN 37188