WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130025693 DEEDWARR
Recvd: 04/01/13 11:10 2 pgs
Fees:13.00 Taxes:553.15

20130401-0031326

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: Sept 15th 14

(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Moseley	New Owner	086-03-O-038.00
(NAME)	(NAME)	
1621 Jacksons Valley Place		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-4319		
(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, **Jennifer Gunn, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joshua Moseley and April Moseley, Husband and Wife**, 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 Lot No. 34, on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937, 938, and 939, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jennifer Gunn, unmarried by Deed from Michael Guess and wife, Crystal Guess, dated 06/22/2007 and filed for record on 07/03/2007 in Instrument 200707030079300, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 937, Plat Book 6250, Page 938, Plat Book 6250, Page 939, said Register's Office.

Restrictions of record in Book 6925, Page 941, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 1621 Jacksons Valley Place, Hermitage, TN 37076-4319
(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/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 22nd day of March, 2013.

Jennifer Gunn

State of North Carolina
County of Wake

Personally appeared before me Jennifer Gunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of March, 2013.

Notary Public John South
My Commission Expires: 11-28-17

WAKE COUNTY, NC PUBLIC NOTARY JOHN SOUTH

~~RETURN TO:~~
~~Stewart Title Company Tennessee Division~~
~~13026 Lebanon Road, Ste 100~~
~~Mt Juliet, TN 37122~~

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122