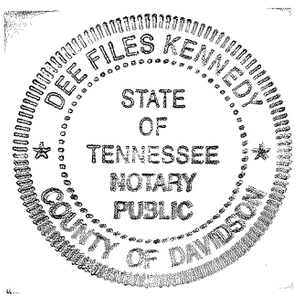
13-04-011

Davidson County DEEDWARR
Recvd: 05/23/13 14:27 2 pgs
Fees:13.00 Taxes:795.50
20130523-0052417

File No. 133077

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/9/14
(AFFIX SEAL)

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
Cathy L. Gravitt	Cornerstone Home Lending	083-11-0-099.00
(NAME)	(NAME)	
315 Riverside Drive	1177 West Loop South, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Houston, TX 77027	
(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 **DAVID MOSELEY, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CATHY L. GRAVITT, MARRIED**, 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 the northerly 70.0 feet of Lot Number 6 on the plan (unrecorded) of Humphrey Haridson's Subdivision of part of the Gray or Hensley Tract property as described in Book 4477, Page 570, Register's Office for Davidson County, Tennessee, and further described according to a survey made by John Kohl and Company dated November 2, 1982 as follows: SAID part of Lot Number 6 fronts 70.0 feet on the easterly margin of Riverside Drive and runs back between parallel lines 300.0 feet to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to David Moseley by deed from Fannie Mae A/K/A Federal National Mortgage Association (by and through Attorney-in-Fact Shapiro & Kirsch, LLP by Power of Attorney of record in Instrument Number 20090324-0026361), dated October 30, 2012 and recorded November 2, 2012 in Instrument Number 20121102-0101297, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to the 2013 real estate taxes, and subsequent yers, which have been prorated and assumed by the Grantee; easement of record in Book 4006, page 739, said Register's Office.

unimproved ☐

This is improved ☒ property, known as: 315 Riverside Drive, Nashville, Tennessee 37206

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 23rd day of May, 2013.

David Moseley

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 DAVID MOSELEY, 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 23rd day of May, 2013.

Commission expires: 3/28/15

Notary Public

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Pete Weiss

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 09/09/14

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON