Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130062484 DEEDWARR
Recvd: 07/23/13 09:13 2 pgs
Fees:13.00 Taxes:329.30
20130723-0075879

05-1306-66033

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $89,000.00

Bradley Stallard
Affiant

Subscribed and sworn to before me, this 17th day of July, 2013.

Notary Public
My commission expires: 4/17/2016

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Carl M. Mosley, Jr. 820 Douglas Avenue Nashville TN 37206	NEW OWNER	072-13-0-305.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bradley Stallard, a married man, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Carl M. Mosley, Jr., a single man hereinafter called the Grantees, their successors 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 part of Lot No. 10, of Block "A", on the Map of the Revised Subdivision of part of the L. M. Ezell 12.11 acre tract of the Talbot Lands, of record in Book 1130, Page 5, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description, and further described according to a survey by John Kohl, dated February 4, 1983, as follows, to-wit:

Beginning at a point in the southerly margin of West Douglas Avenue, said point being 50 feet, more or less, East of Cline Avenue; thence south 160 feet to a point; thence West 50 feet to the easterly margin of Cline Avenue; thence North along the easterly margin of Cline Avenue, 127 feet, more or less, to a point; thence northeasterly 40 feet, more or less, to the southerly margin of West Douglas Avenue; thence East along the southerly margin of West Douglas Avenue, 30 feet, more or less, to the point of beginning.

Being the same property conveyed to Bradley Stallard, unmarried by deed from Don Farrar and wife, Margaret M. Street, dated January 19, 2007, recorded February 7, 2007, of record in Instrument No. 20070207-0015988, Register's Office for Davidson County, Tennessee.

Subject property is neither the principal residence of the Grantor nor his spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 820 Douglas Avenue, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

X BDS

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 17th day of July, 2013.

X _____
Bradley Stallard

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bradley Stallard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of July, 2013.

X _____
Notary Public
State of Tennessee at Large

My Commission expires: 4/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

When Recirded Return To:
Trustland Title & Escrow, LLC
750 Old Hickory Blvd. #1-140
Brentwood, TN 37027