Return to Bridgehouse Title

File No. 133130

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130070151 DEEDWARR
Recvd: 08/14/13 15:38 2 pgs
Fees:13.00 Taxes:259.00
20130814-0085571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
VALERIE KANE
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

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
Lorenzo A. Lopez Ramirez	Southeast Financial Credit Union	136-10-0B-029.00 CO
(NAME)	(NAME)	
2858 Lake Forest Drive	220 South Royal Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Franklin, TN 37064	
(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**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORENZO A. LOPEZ RAMIREZ, AN UNMARRIED MAN**, 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 David Moseley by deed from Jenelle Kment (f/k/a Jenell L. Briley), an unmarried woman, of record in Instrument No. 20130118-0006302, Register's Office for Davidson County, Tennessee.

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

This conveyance is further subject to the lien of taxes and assessments for the current year and subsequent years; 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; Amended By-Laws of record in Book 6108, Page 18, said Register's Office; Restrictive Covenants of record in Book 6021, Page 99, said Register's Office; Homeowners Association Charter of record in Book 7948, Page 628, said Register's Office; Conveyance of Common Areas of record in Book 9735, Page 744, said Register's Office; Deed of Conveyances of record in Book 5914, Page 467 and Book 5914, Page 508, said Register's Office; and 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 1st day of August, 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 1st day of August, 2013.

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

Notary Public

Commission expires:

03/26/2017