WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012197 DEEDWARR
Recvd: 02/21/14 10:24 2 pgs
Fees:13.00 Taxes:629.00
20140221-0014922

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2014.

Notary Public

MY COMMISSION EXPIRES: April 12, 2015

R-RP-14-8317

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Azra Puhalo	NEW OWNER	
(NAME)	(NAME)	**173-09-0A-244.00**
8317 Saint Danasus Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **COURTNI H. MOSLEY (FKA COURTNI D. HINTON), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AZRA PUHALO AND HUSBAND, VASO PUHALO, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 185, REVISION TO LOTS 17 THROUGH 188 PHASE E ON THE PLAN OF LENOX VILLAGE OF RECORD IN INSTRUMENT NUMBER 20040726-0088981, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO COURTNI D. HINTON, A SINGLE PERSON BY DEED FROM U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CMLTI 2007-WFHE4 OF RECORD AT INSTRUMENT NO. 20090902-0082650, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 13, 2009 AND RECORDED ON SEPTEMBER 2, 2009.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20040726-0088981; 20020315-0032826; 20021223-0158458; 20031212-0178492; 20040526-0062220; 20050113-0005133; 20040526-0062221; 20050119-0006853; 20050324-0032209; 20050815-0096405; 20060120-0007914; 20060221-0020352; 20060309-0027423; 20060321-0032383; 20060622-0074677; 20070103-0001284; 200708300104305; 200708300104306; 200803260030438; 200803260030439; 200804030033974; 200804030033975; 20020408-0042676; 20020412-0045831; 20020510-0053757 AND RE-RECORDED IN INSTRUMENT NO. 20020507-0056338; 20010103-0000902; 20011129-0130322; AND IN BOOK 7361, PAGE 230, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE., SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

NOTE: PHILIP C. MOSLEY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This is ( ) **unimproved** (X) **improved** property known as **8317 Saint Danasus Drive Nashville, Tennessee 37211.**

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 14th day of February, 2014.

Courtni H. Mosley

Philip C. Mosley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Courtni H. Mosley and Philip C. Mosley the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of February, 2014.

Notary Public

My Commission Expires: 5/2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

RETURN TO:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027