14-1-017

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20140015682 DEEDWARR
Recvd: 03/07/14 10:35 2 pgs
Fees:13.00 Taxes:418.10
20140307-0019306

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
14-0114M

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of February, 2014

Notary Public
Commission Expires: 7/2/17

RUTHERFORD COUNTY MELODY R. WILSON STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chaney Moss 327 Yorkshire Circle Nashville, TN 37211	Franklin American Mortgage Company 501 Corporate Center Dr., Ste. 400 Franklin, TN 37067	161-11-0C-045.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Suzanne Carolyn Warner nka Suzanne Warner O'Gwynn, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chaney Moss, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. I-904 on the Plan of "The Resubdivision of Lot No. 2 of Phase IV, Villages of Brentwood", as of record in Plat Book 6900, Page 614, Register's Office for Davidson County, Tennessee.

SAID Lot I-904 fronts 17.63 feet on the southerly margin of a 6-foot access easement with access to Yorkshire Circle and runs back a total of 109.19 feet on the broken easterly line and runs back a total of 112.78 feet on the broken westerly line to a line in the rear which measures 19.23 feet thereon.

BEING the same property conveyed to Suzanne Carolyn Warner by Warranty Deed from Lawrence M. White and wife, Iona White dated 5/26/89 and recorded 6/2/89 in Book 7854, Page 844, Register's Office for Davidson County, Tennessee. The said Suzanne Carolyn Warner is now married and known as Suzanne Warner O'Gwynn, married.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 327 Yorkshire Circle, Nashville, TN 37211.

Bradford W. O'Gwynn, hereby joins in the execution of this instrument for the purpose of conveying any and all rights, title and interest in the above described property by virtue of his marriage to Suzanne Carolyn Warner nka Suzanne Warner O'Gwynn.

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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of February, 2014.

Suzanne Carolyn Warner nka Suzanne Warner O'Gwynn

Bradford W. O'Gwynn

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Suzanne Carolyn Warner nka Suzanne Warner O'Gwynn and Bradford W. O'Gwynn 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 at Murfreesboro, Tennessee this 27th day of February, 2014.

Notary Public
My Commission Expires: 7/2/17

(Notary Seal)