File Box 8

BILL GARRETT, Davidson County
Trans:T20140021500 DEEDWARR
Recvd: 03/31/14 15:45 2 pgs
Fees:13.00 Taxes:481.00
20140331-0026507

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0064HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Rachel Farr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2014.

Diane K. Mann
Notary Public
Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Robert Mosteller<br>3932 Stilton Drive<br>Nashville, TN 37207 | CMC FUNDING, INC.<br>804 GREEN VALLEY RD., 3±06<br>GREENSBORO, NC 27408 | 041.11-0-049.00 |

# 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,

**Beverly K. Sutton, now known as Beverly K. Hutto, married**

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

Robert Mosteller AND ELYSIA M. MOSTELLER, HUSBAND AND WIFE

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:

Being Lot No. 382 on the Plan of Bellshire Estates, Section "A", of record in Plat Book 2331, page 115 and 116, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David A. George and wife, Beverly K. George by Warranty Deed from Leslie E. Biggs and wife, Suzanne R. Biggs, dated August 4, 1995 and filed for record August 14, 1995 in Book 9761, page 358, Register's Office for Davidson County, Tennessee. David A. George and Beverly K. George having since divorced pursuant to Final Decree of Divorce filed September 20, 2010, Docket No. 10D-1483, in the Circuit County for Davidson County, Tennessee.

Further being the same property conveyed to Beverly K. Sutton by Quitclaim Deed from David A. George and Beverly K. Sutton, formerly known as Beverly K. George, both unmarried, dated March 25, 2011 and filed for record April 5, 2011 in Instrument No. 20110405-0026020, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

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: 3932 Stilton Drive, Nashville, TN 37207.

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 28 day of March, 2014.

Beverly K Hutto

Beverly K. Hutto

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Beverly K. Hutto**, 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 Hendersonville, Tennessee this 28th day of March, 2014.

Notary Public
My Commission Expires: 5/31/18

Notary Seal

KATHRYN DENISE ALBRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY