RECORDING INFORMATION
Davidson County DEEDWARR Recvd: 04/02/14 13:38 3 pgs Fees:18.00 Taxes:283.05 **20140402-0027396**

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00011443

MAP - PARCEL NO: 50-6-32.00

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
Mortgage Investors Group 8320 East Walker Springs Ln. #200 Knoxville, TN 37923	Seth Mosley 207 Cheltenham Avenue Franklin, TN 37064	Mortgage Investors Group 8320 E. Walker Springs Ln, #200 Knoxville, TN 37923

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TIMOTHY P. DIPERI, married**, have bargained and sold and by these presents do transfer and convey unto **SETH MOSLEY**, his heirs and assigns forever, the following described property, to wit: a married man

Land in Davidson County, Tennessee, being Lot No. 84, on the Plan of Village by the Creek, Section III, Revised, as shown on plat of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy P. Diperi, by Warranty Deed from Tennessee Equity Holdings, Inc., a Tennessee corporation, dated March 24, 2008, recorded April 2, 2008, of record in Instrument No. 20080402-0033002, Register's Office for Davidson County, Tennessee.

This is improved property known as 3509 Standing Stone Drive, Nashville, TN 37207.

THE PROPERTY CONVEYED HEREIN WAS NEVER THE RESIDENCE OF THE GRANTOR OR THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2014 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of Village by the Creek, Section III, Revised, as shown on the plat of record in Plat Book 5200, page 785, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record in Book 6291, page 414, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 31st day of March, 2014.

TIMOTHY P. DIPERI

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TIMOTHY P. DIPERI**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 31st day of March, 2014.

My Commission Expires:
12-06-16

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DONNA L. SAVAGE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$76,500.00**.

Affiant

SWORN TO and subscribed before me on this 31st day of March, 2014.

My Commission Expires:
10.11.15

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC LAURA D. PERRY WILLIAMSON COUNTY

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER