AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20140027884 DEEDWARR
Recvd: 04/24/14 09:30 2 pgs
Fees:13.00 Taxes:1208.05
20140424-0034386

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***326,500.00.

Affiant

Subscribed and sworn to before me this 15th day of April, 2014.

Notary Public

My Commission Expires: 7-6-15

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Douglas M. Mosher 4509 Dakota Avenue Nashville, Tennessee 37209	CMC Funding, Inc. 804 Green Valley Road Suite 106 Greensboro, NC 27408	MAP 091-16-0 PARCEL 145.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty Six Thousand Five Hundred and 00/100 Dollars ($***326,500.00) cash in hand paid, the receipt of which is hereby acknowledged, I, David Neil Childs, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Douglas M. Mosher and Cassandra L. Peterson, 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. 410, Block 21, on the Plan of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, Page 103, 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 David Neil Childs by Warranty Deed dated August 31, 2007, from Steven Longard, of record as Instrument No. 20080109-0002620 in the Register's Office for Davidson County, Tennessee.

Lesley F. Childs, spouse of David Neil Childs, joins in this conveyance to convey any interest she may have in the subject property, particularly any marital interest.

This is improved property known as 4509 Dakota Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Charlotte Park Company's First Addition to West Nashville, Block 21, of record in Book 57, page 103, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument on this the 15th day of April, 2014.

David Neil Childs by Christie Wilson, attorney-in-fact
David Neil Childs by Christie Wilson, Attorney in Fact

Lesley F. Childs by Christie Wilson, attorney-in-fact
Lesley F. Childs by Christie Wilson, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Christie Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of David Neil Childs and Lesley F. Childs and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of David Neil Childs and Lesley F. Childs.

WITNESS my hand and official seal this 15th day of April, 2014.

Mitchell A. Watts
Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY