BILL GARRETT, Davidson County
Trans:T20140033887 DEEDWARR
Recvd: 05/15/14 10:18 2 pgs
Fees:13.00 Taxes:623.45
20140515-0041710

File No.: 14042606

WARRANTY DEED

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,500.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of May, 2014.

Rhonda D Davis
Notary Public

MY COMMISSION EXPIRES: 5.20.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Angela Flynn	Angela Flynn	129 08 0 030.00
(NAME)	(NAME)	
1504 Dresden Circle	1037 Edwin Warner Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alfred D. Mosemiller, Executor of the Estate of Roy L. Mosemiller**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Angela Flynn**, married, hereinafter called the GRANTEE, her 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, and being all of Lot No. 33, Section I, Warner Park Valley, according to survey and plat of same appearing of record in Book 3600, pages 12, 13 & 14, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 33 fronts 97 feet on the northerly side of Edwin Warner Drive and extends back 173.9 feet on the westerly line and 190.8 feet on the easterly line to a dead line measuring 155 feet thereon.

Being the same property conveyed to Roy L. Mosemiller and wife, Doris L. Mosemiller, by Warranty Deed dated 09/21/1969 and filed for record on 10/01/1969 in Book 4369, page 147, of the Register's Office of Davidson County, Tennessee. The said Doris L. Mosemiller died testate on 12/5/2002, leaving Roy L. Mosemiller as the surviving tenant by the entirety, now deceased. Roy L. Mosemiller (aka Roy Lane Mosemiller), died testate on February 14, 2014. Pursuant to the Last Will and Testament of Roy L. Mosemiller of record in the Probate Clerk's Office of Davidson County, Tennessee and pursuant to the order of the Probate Court of Davidson County, Tennessee, Alfred D. Mosemiller was appointed as Executor of the Estate of Roy L. Mosemiller.

This conveyance is subject to all matters as set forth per Plat of record in Book 3600, pages 12, 13 & 14; all of said Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 1037 Edwin Warner Dr., Nashville, TN 37205

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 7th day of May, 2014.

ESTATE OF ROY LANE MOSEMILLER

Alfred D. Mosemiller, Executor of the Estate of Roy Lane Mosemiller

Alfred D Mosemiller, Executor of the Estate of Roy Lane Mosemiller

State of IN
County of Marion

Personally appeared before me, a notary public in and for the state and county aforementioned, Alfred D Mosemiller with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Executor of the Estate of Roy Lane Mosemiller of Estate of Roy Lane Mosemiller and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself/herself as Executor of the Estate of Roy Lane Mosemiller.

WITNESS my hand and seal this ~~7th~~ 5th N.O. day of May, 2014.

Nanci

Notary Public
My Commission Expires: 1-20-2019

NANCI F OLVERA
Notary Public- Seal
State of Indiana
My Commission Expires Jan 20, 2019

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 14042606