BILL GARRETT, Davidson County
Trans:T20140053511 DEEDWARR
Recvd: 07/24/14 10:14 2 pgs
Fees:13.00 Taxes:732.60
20140724-0065750

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

ADDRESS NEW OWNER:
Zachary H. Bresee
6993 Calderwood Drive
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL 181-03-0A-110.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Jeremy T. Moseley and wife, Heidi R. Moseley,** has this day bargained and sold, and does hereby transfer and convey unto **Zachary H. Bresee,** single man, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Subdivision Plat Section Five Indian Creek Estates, a Planned Unit Development of record in Plat at Instrument No. 20030424-0055115, 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 Jeremy T. Moseley and Heidi R. Moseley, husband and wife by deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20041206-0144954 Register's Office for Davidson County, Tennessee, dated November 29, 2004 and recorded on December 06, 2004.

This is improved property known as: **6993 Calderwood Drive, Antioch, Tennessee 37013**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20030424-0055115, and

restrictions in Book 10752, Page 553; Book 11708, Page 575; Instrument No. 20050118-0006063; Instrument No. 20060523-0060562; Book 11033, Page 509; Instrument No. 20000727-0074152; Instrument No. 20030509-0062505; and Instrument No. 20000727-0074153, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of July, 2014.

Jeremy T. Moseley

Heidi R. Moseley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jeremy T. Moseley and Heidi R. Moseley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 18th day of July, 2014.

NOTARY PUBLIC

DIANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 8/3/15

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $198,000.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of July, 2014.

NOTARY PUBLIC

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

My Commission Expires: SEP 20 2016