This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20140055767 DEEDQC
Recvd: 07/31/14 15:07 3 pgs
Fees:17.00 Taxes:0.00
20140731-0068580

QUITCLAIM DEED

Grantor: **Adam P. Mosier**	
Grantee: **Mitzi M. Osborne**	
County: **Davidson, Tennessee**	
Name and Address of New Owner:	**Send Tax Bills To: Same**
Mitzi M. Osborne 2748 Windemere Drive Nashville, TN 37214	**Map and Parcel No. (s):** 084 120 113.00

Affidavit of Consideration

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $_-0-_. Mitzi M. Osborne Affiant	Subscribed and sworn to before me, this 29th day of July, 2014. Notary Public My commission Expires July 6, 2015. D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY *Affix seal here*

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Adam P. Mosier** ("Grantor") does hereby quitclaim and convey all of Grantor's right, title and interest in and to the land described in the attached Exhibit A (the "Property") to **Mitzi M. Osborne** ("Grantee"). The Property is conveyed to Grantee without any warranties and subject to such limitations, restrictions and encumbrances as may affect the Property including any listed on Exhibit A.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed on this 19th day of May, 2014.

Adam P. Mosier

Grantor's spouse, **Rebecca A. Mosier**, has joined in this conveyance for the purpose of releasing any rights, marital or otherwise, that she may have in the Property.

Rebecca A. Mosier

Rebecca A. Mosier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Adam P. Mosier** and **Rebecca A. Mosier**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of May, 2014.

Notary Public

NATHAN WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires Nov. 12, 2014.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Lincoya Hills, as of record in Book 1835, page 91, R.O.D.C., Tennessee.

Said Lot No. 36 fronts 140 fee on the westerly side of Merlyn Lane, and runs back 177.2 feet on the northerly line and 175.6 on the southerly line, to a dead line, measuring 135 feet thereon.

The property is subject to such encumbrances, restrictions and easements that may be shown on the Plan of Lincoya Hills, of record in Book 1835, page 91, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William L. Mosier and wife, Ruby G. Mosier, from Stanley D. Overton and wife, Betty W. Overton, by deed of record in Book 2397, page 177, Register's Office for Davidson County. And pursuant to a Final Decree entered by the First Circuit Court for Davidson County, Tennessee, on May 15, 1975, Case No. 76489, and recorded in Book 5009, page 430, Register's Office for Davidson County, granting a divorce to William L. Mosier and Ruby G. Mosier, title to the property was awarded to Ruby G. Mosier, subject to the conveyance by deed by William L. Mosier of his interest in the property to Ruby G. Mosier. Prior to making such conveyance, William L. Mosier died on January 30, 2002, and under his Last Will and Testament, which was admitted to probate on February 25, 2002, by the Seventh Circuit Court of Davidson County, Case No. 02P339, William L. Mosier left his entire estate, including any interest in the property that he may have retained (there was no reference to the property in his will), in equal shares to his son, William L. Mosier, Jr., and his daughter, Mitzi Carol Mosier. And William L. Mosier, Jr., died on August 24, 2009, and under his Last Will and Testament, which was admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee, on September 17, 2009, Case No. 09P1386, William L. Mosier, Jr., left his entire estate in equal shares to his surviving sons, Adam P. Mosier and Eric M. Mosier.

Mitzi Carol Mosier and Mitzi M. Osborne are one and the same person.

This is improved property known as 3207 Merlyn Lane, Nashville, TN 37214.

C:\Docs\6-EA\Mosier\RealEstate\Deed-Adam&Rebecca.wpd