BILL GARRETT, Davidson County
Trans:T20140056286 DEEDWARR
Recvd: 08/01/14 15:33 2 pgs
Fees:13.00 Taxes:798.83
20140801-0069309

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

Box 44

ADDRESS NEW OWNER:
Andrew Joseph Reale & Ashley R Reale
4005 Moss Rose Drive
Nashville, TN 37216

SEND TAX BILL TO:
Churchill Mortgage
761 Old Hickory Blvd Ste 400
Brentwood, TN 37027

MAP/PARCEL 07301024700

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, **Anne C. Mabry, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Andrew J. Reale and Ashley R Reale, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land near Nashville in Davidson County, Tennessee, Being the northwesterly one-half of lot no 10. and the southeasterly 25 feet of Lot No. 9 on the map of Moss Rose Heights Subdivision, Section II, extended as of record in Book 1424, Page 109, Register's Office for said county. Said Parts of said lots adjoin and front together 75 feet on the southwesterly side of Moss Rose drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Anne C. Mabry, an unmarried woman by deed from Leigh Ann Walker of record in Instrument No. 20091124-0108097 Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 24, 2009.

This is improved property known as: **4005 Moss Rose Drive, Nashville, Tennessee 37216**

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 Book 1424, page 109, 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 31st day of July, 2014.

Anne C. Mabry

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 31st day of July, 2014.

NOTARY PUBLIC

DANA 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 $215,900.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 9-22-2015

JONNA L. HALL STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY