Davidson County DEEDWARR Recvd: 10/30/14 08:09 3 pgs Fees:18.00 Taxes:1035.63 **20141030-0100003**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00 Affiant Subscribed and sworn to before me, this 30th DAY OF October, 2014. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

BR14-1917

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Hackney	F&M Bank	
1917 Eastland Avenue	(NAME) P.O. Box 451	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Clarksville, TN 37041	083060A00400 CO XXXXXXXXXXXXXXX
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SETH D. MOSLEY AND CELI OTTOSSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN HACKNEY, AN UNMARRIED MAN AND ABBY SIMMONS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 4, Scott Avenue Townhomes, as established under Master Deed of record in Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Seth D. Mosley and Celi Ottosson, husband and wife by Warranty Deed from Chaye S. Larsen, unmarried now known as Chaye A. Spector, unmarried, of record in Instrument No. 20110503-0033642, Register's Office for Davidson County, Tennessee, dated April 29, 2011 and recorded on May 03, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 332, Page 8, Instrument No. 20050114-0005282, as amended in Instrument No. 20050126-0009812, Instrument No. 20050114-0005281, Instrument No. 20040916-0111791, Instrument No. 20060713-0084325; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1917 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this 30th day of October, 2014.

Seth D. Mosley

Celi Ottosson

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th (Edf) day of October, 2014, before me personally appeared Seth D. Mosley and Celi Ottosson, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th (Edf) day of October, 2014.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY