WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

R-RP-14-2135

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 01/06/15 10:38 3 pgs
Fees:18.00 Taxes:1239.50
20150106-0001224

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Seth Mosley	New Owner	
(NAME)	(NAME)	**081-03-099.00**
2135 15th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we **FISHER DEZEVALLOS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SETH MOSLEY** and Celi Dibson, husband+wife, 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 part of Lot No. 31 on the Plan of Owens Buena Vista Plan, as of record in Book 15, Pages 10 and 11, Register's Office for said County, and being Lot No. 2 of an unrecorded Re-subdivision of a part of said lot and is described as follows:

Beginning on the west margin of 15th Avenue North, 60 feet south of the southwest corner of said Avenue and McKinney Street, formerly Spring Street; thence south along said Avenue, 50 feet to the corner of Lots Nos. 2 and 3 in the unrecorded subdivision; thence west, parallel to the south margin of McKinney Street, 144 feet, more or less, to the east line of the Walter Brown Estate; thence northerly with his line 54 feet to a point 60 feet south of McKinney Street; thence east 111 feet, more or less, to the beginning.

Being the same property conveyed to Fisher de Zevallos by Warranty Deed from Leonard Amdur, a single person, of record in Book 7205, Page 454, Register's Office for Davidson County, Tennessee, dated April 13, 1987 and recorded on April 16, 1987.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 15, Pages 10 and 11, Register's Office for Davidson County, Tennessee.
- Easement-Encroachment of record in Book 5795, Page 103, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2135 15th Avenue North , Nashville, Tennessee 37208**.

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 the 24th DAY OF DECEMBER, 2014.

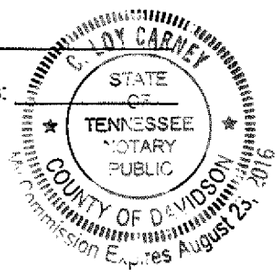
Fisher DeZevallos

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FISHER DEZEVALLOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2014.

Notary Public
My Commission Expires:
(SEAL)



True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robyn DuBray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray 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: 3/20/18

