This instrument prepared by and return to:
Tish Baldwin, Attorney at Law
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150437TN

BILL GARRETT, Davidson County
Trans:T20150025620 DEEDWARR
Recvd: 04/07/15 11:31 3 pgs
Fees:18.00 Taxes:359.27
20150407-0030395

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
James E. Hyman	**SUNTRUST MORTGAGE**	**060 04 047.00**
3113 Hillside Rd	**901 SEMMES AVENUE**	
Nashville, TN 37207	**RICHMOND, VA 23224**	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Onie Mosley, unmarried,** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **James E. Hyman and wife, Gladys Simiyu,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION OF REFERECED PROPERTY

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Onie Mosley, unmarried** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Onie Mosley, unmarried** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: **3113 Hillside Rd, Nashville, TN 37207**.

Executed on this 25th day of March. 2015

Onie Mosley

Onie Mosley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **Onie Mosley, unmarried** executed the within instrument for the purposes therein contained.

Witness my hand this 25th day of March, 2015.

Notary Public

My Commission Expires: 9/11/17

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $97,100.00.

James E Hyman 3-25-15

Affiant

Sworn to and subscribed to me, the undersigned, this 25th day of March, 2015.

Notary Public

My Commission Expires: 9/11/17

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Tract Number 2 on the Plan of the Real Estate of William Phillips, deceased, of record in Book 57, Page 21, Register's Office for said County, and also being known as Tract A on a survey of part of the George Alinger tract prepared by Z. J. Wilkerson, Surveyor, on January 3, 1956.

Beginning at an iron pin in a fence line in the Easterly margin of Hillside Drive, said pin being 759.3 feet, more or less, Southerly from the Southerly margin of Maplewood Lane, said pin being also at the Southwesterly corner of said Tract A, and at the Southwesterly corner of the property described in a D.O.T. to Louis R. Linx, Trustee, of record in Book 2311, Page 119, in the Register's Office of said County, thence Northerly with the margin of Hillside Drive, 75 feet to an iron pin, thence South 87 deg. East 157.7 feet to an iron pin, thence South 3 deg. West 80.6 feet to a corner post in a fence line; thence with said fence line North 84 deg. West 158.3 feet to the point of beginning.

Being the same property conveyed to Federal National Mortgage Association by Trustee's Deed filed December 20, 2012, as Instrument No. 20121220-0117179, in the Register's Office for Davidson County, Tennessee.

BEING further conveyed to Onie Mosley, by deed from Fannie Mae aka Federal National Mortgage Association by and through its duly appointed Attorney in Fact Wilson and Associates, of record in Instrument No. 201301280008616, dated 1/25/13 and recorded 1/28/13, Register's Office for Davidson County, Tennessee.