BILL GARRETT, Davidson County
Trans:T20150025779 DEEDWARR
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Fees:13.00 Taxes:954.60
20150407-0030592

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

BM15-2003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00
Brittany Lino
Affiant
Subscribed and sworn to before me, this 2nd DAY OF April, 2015.
Jennifer Crowell
Notary Public
MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

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
Ryan Kendrick	New Owner (NAME)	
2003 Cahal Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	072150D00100CO

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 MOSLEY AND WIFE, CELI MOSLEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN KENDRICK, AN UNMARRIED MAN, 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 "A" as described in the Declaration of Covenants, Conditions and Restrictions for Cahal/Burns Avenue Townhomes, a Planned Unit Development with Private Elements, as recorded in Instrument No. 20130401-0031814, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being a portion of the same property conveyed to Capital Homes, LP, a Tennessee Limited Partnership by Quitclaim Deed from Rosemary Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20120723-0064676, Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 23, 2012. .

Being a portion of the same property conveyed to Capital Homes, LP by Warranty Deed from Michael C. Tinsley and Mickey Tinsley, of record in Instrument No. 20120731-0067335, Register's Office for Davidson County, Tennessee, dated July 30, 2012 and recorded on July 31, 2012.

Being the same property conveyed to Seth Mosley and wife, Celi Mosley by Warranty Deed from Capital Homes LP, a Tennessee Limited Partnership, of record in Instrument No. 20130916-0097241, Register's Office for Davidson County, Tennessee, dated September 13, 2013 and recorded on September 16, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20130308-0023402, Instrument No. 20130401-0031814, Instrument No. 20130409-0035120, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2003 Cahal 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 2nd day of April, 2015.

Seth Mosley

Celi Mosley

STATE OF Tennessee
COUNTY OF Davidson

On this the 2nd day of April, 2015, before me personally appeared Seth Mosley and wife, Celi Mosley 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 2nd day of April, 2015.

Notary Public

My Commission Expires: 8/27/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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