BILL GARRETT, Davidson County
Trans:T20150048364 DEEDWARR
Recvd: 06/17/15 15:31 2 pgs
Fees:13.00 Taxes:471.75
20150617-0057895

WARRANTY DEED

STATE OF Tennessee
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,500.00 .

Carla B. W. Dodd
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF June, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

MOSLEY-H15157

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chaney W. Mosley	Chaney W. Mosley	061-11-0-170.00
1005 Curdwood Blvd.	505 Village Court	
Nashville, TN 37216	Nashville, TN 37206	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, STERLING SCRUGGS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Chaney W. Mosley, 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:

"EXHIBIT A"

Land in Davidson County, Tennessee, being the Westerly one-half Lot No. Lot 13 on the Plan of George Burrus Subdivision of Lot #81 on the Maplewood home Tract of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Belinda Scruggs and Sterling Scruggs, a married persons by Corporate Form Limited Warranty deed from CitiFinancial Services, Inc. of record in Instrument No. 20090423-0036894 Register's Office for Davidson County, Tennessee, dated March 05, 2009 and recorded on April 23, 2009. The said Belinda Scruggs having since died 2/12/2015.

( ) unimproved
This is (X) improved property known as 1005 Curdwood Blvd., Nashville, Tennessee 37216 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 15th day of June, 2015 :

Sterling Scruggs

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named STERLING SCRUGGS, UNMARRIED, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 15th day of June, 2015.

Notary Public

My Commission Expires:

RHONDA M. SCHNEIDER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015