BILL GARRETT, Davidson County
Trans: T20150085916 DEEDWARR
Recvd: 10/08/15 11:24 2 pgs
Fees: 13.00 Taxes: 1156.25
20151008-0102758

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

BR15-2135

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 312,500.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(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
531 ABA LLC	531 ABA LLC	
179 Belle Forest Circle, Ste 202 (ADDRESS)	179 Belle Forest Circle, Ste 202 (NAME) (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37221 (CITY) (STATE) (ZIP)	08103009900

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 CELI OTTOSON, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto 531 ABA LLC, 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.

Being the same property conveyed to Seth Mosley and Celi Ottoson, husband and wife by warranty deed from Fisher DeZevallos, unmarried of record in Instrument No. 20150106-0001224 Register's Office for Davidson County, Tennessee, dated 12/24/2014 and recorded on 01/06/2015.

Seth Mosley & Celi Ottoson never occupied said property as their primary residence.

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 15, Pages 10 and 11, Book 5795, Page 103; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2135 15th Avenue N, Nashville, Tennessee 37208
(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 1st day of October, 2015.

Seth Mosley ~~by Jerricho Scroggins, his attorney in fact~~

Celi Ottoson

STATE OF Tennessee
COUNTY OF Davidson

On this the 1st day of October, 2015, before me personally appeared Seth Mosley and Celi Ottoson, 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 1st day of October, 2015.

Notary Public

My Commission Expires: 3/20/18

(SEAL)

PAMELA JO WILLIAMSON SMITHSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY

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