WARRANTY DEED

Mail to
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-7-19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ernest D. Bennett III, Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nancy Leigh Fowler	MIG	142-05-0C-025.00CO
(NAME)	(NAME)	
1039 Todd Preis Dr.	8320 East Walker Springs	
(ADDRESS)	(ADDRESS) Ste 200	
Nashville, TN 37221	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Janice Carroll Mosley**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nancy Leigh Fowler**, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Four, Condominium Apartments, as of record in Book 4860, pages 17, 18 and 19, as amended in Book 4860, pages 107, 108 and 109, Register's Office for said County, the part hereby described being:

Unit No. V- 405 on said Plan, together with the Carport designated No. V- 405-C, as shown in and described by the Master Deed Establishing Horizontal Property Regime with respect to River Plantation, Section Four, Condominium.

Being the same property conveyed to John W. Mosley, Jr. and wife, Janice C. Mosley by Warranty Deed dated 09/21/1985 from William T. Kazanecki and wife, Darcy J. Kazanecki, filed for record on 09/26/1985 in Record Book 6665, Page 613, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janice Carroll Mosley by Quitclaim Deed dated 05/09/1994 from John W. Mosley, Jr., filed for record on 05/11/1994 in Record Book 9342, Page 369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1039 Todd Preis Dr., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150094266 DEEDWARR
Recvd: 11/05/15 08:57 2 pgs
Fees:13.00 Taxes:736.30
20151105-0112621

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 27th day of October, 2015

Janice Carroll Mosley

State of Tennessee

County of Davidson

On this 27th day of October, 2015, before me, a Notary public in and for said County and State, personally appeared Janice Carroll Mosley, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

My Commission Expires: