WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/15 09:09 3 pgs
Fees:18.00 Taxes:283.05
20151201-0120842

EF15-3509

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,599.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY CASSIE LOVVORN

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 NUMBER
Daniel Smallbone	Everett Financial Inc.	
3509/3511 Standing Stone Drive	(NAME) 7127 Crossroads Blvd, Ste 102	
(ADDRESS) Nashville, TN 37207-2140	(ADDRESS) Brentwood, TN 37027	050-06-032.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANIEL SMALLBONE, 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 Lot No. 84 on the Plan of Revised Section Three, Village by the Creek, of record in Plat Book 5200, Page 785, 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 Timothy P. Diperi by Warranty Deed from Tennessee Equity Holdings, Inc., a Tennessee Corporation, of record in Instrument No. 20080402-0033002, Register's Office for Davidson County, Tennessee, dated March 24, 2008 and recorded on April 2, 2008.

Being the same property conveyed to Seth Mosley, a married man by Warranty Deed from Timothy P. Diperi, married, of record in Instrument No. 20140402-0027396, Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 02, 2014.

Grantor has never occupied the said property as his 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 Plat Book 5200, Page 785, Book 6291, Page 414, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3509/3511 Standing Stone Drive, Nashville, Tennessee 37207-2140
(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 25th day of November, 2015.

Seth Mosley by [signature] as attorney in fact

STATE OF Tennessee
COUNTY OF Williamson

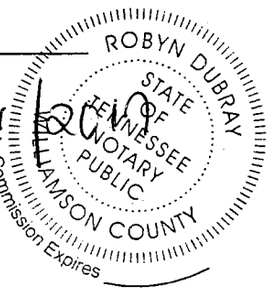
On this the 25th day of November, 2015, before me personally appeared Jerricho Scroggins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Seth Mosley, and who acknowledged he/she/they executed the same as the free act and deed of the said Seth Mosley.

Witness my hand and official seal, this the 25th day of November, 2015.

Notary Public

My Commission Expires: 2/25/2018

(SEAL)



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

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/2018

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY