Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160003157 DEEDWARR
Recvd: 01/13/16 09:44 2 pgs
Fees:13.00 Taxes:1221.00
20160113-0003485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 11th day of January, 2016.

Notary Public

My commission expires:

DANIEL L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Caitlin B. Hickey Joseph A. Yurchak	Navy Federal Credit Union	
1005 Curdwood Boulevard	5550 Heritage Oaks Drive	061-11-0-170-00
Nashville, TN 37216	Pensacola, FL 32526	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHANEY W. MOSLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN B. HICKEY AND JOSEPH A. YURCHAK**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Westerly one-half Lot No. 13 on the Plan of George Burrus Subdivision of Lot No. 81 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., a corporation, 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 February 12, 2015.

Being the same property conveyed to Chaney W. Mosley by Warranty deed from Sterling Scruggs, unmarried of record in Instrument No. 20150617-0057895 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 17, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1005 Curdwood Boulevard, Nashville, TN 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 11th day of January, 2016.

Chaney W. Mosley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chaney W. Mosley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 11th day of January, 2016.

Notary Public

My Commission Expires: 7-2-2018

