Prepared by / For, Name And Address of New Property Owner:
856 HERITAGE TRAIL, LLC
1507 16TH AVE S # V8
NASHVILLE, TN 37212-2905

Davidson County DEEDQC
Recvd: 01/28/16 08:38 4 pgs
Fees:22.00 Taxes:0.00
20160128-0008067

After recording return to:
856 HERITAGE TRAIL, LLC
1507 16th AVENUE S # V8
NASHVILLE, TN 37212-2905

Quitclaim Deed

(Do not write above this line or in document margins.)

Dated: **December 31, 2015** Assessor's Parcel / Property Tax ID Number: **07501002600**

For the consideration of TEN AND NO/100 DOLLARS, the receipt and sufficiency of which is hereby acknowledged, I or we,

SETH MOSLEY and CELI MOSLEY, husband and wife

the GRANTOR, does hereby quitclaim to

856 HERITAGE TRAIL, LLC, a Tennessee Limited Liability Company

the GRANTEE, all right, title and interest in the following described property situated in Davidson County, Tennessee:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Being the same property conveyed to Grantor by: **Warranty Deed from Paul Berard, unmarried to Seth Mosley and Celi Mosley, husband and wife recorded in records of Davidson County, Tennessee, in Instrument Number 20150422-0036107.**

SUBJECT TO all existing patent reservations, liens, easements, right(s) of way, protective covenants, conditions, restrictions, obligations, zoning ordinances, and applicable building codes, laws and regulations, general taxes, assessments, including irrigation and utility easements (if any) for the current year, which are not due and payable and liabilities as may appear of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Grantor:

SETH MOSLEY

CELI MOSLEY

CERTIFICATE OF NOTARY ACKNOWLEDGMENT

STATE OF Tennessee)
) ss.
County of Williamson)

This Certificate of Notary Acknowledgment is attached to a **Quitclaim Deed** *(described below*)*, which **SETH MOSLEY** and **CELI MOSLEY**, (personally known to me or identity proved to me by satisfactory evidence) acknowledged before me, the undersigned notary public, this 19th day of January, 20 16.

My commission expires: 4/24/17

(Notary Public)

(Notarial Seal)

CLAY BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 4-24-2017

***Instrument Title / Purpose and Date**

Quitclaim Deed dated December 31, 2015

Total Number of Pages

(As prepared)

4 Pages

Page Number Breakdown

Quitclaim Deed and this Grantor Notary Acknowledgment: 2 Pages

Agency responsible for taxes, Oath of Consideration, 1 Page

Exhibit "A": 1 Page

Person / Agency Responsible for Taxes:

MORTGAGE INVESTORS GROUP
8320 E WALKER SPRINGS LN.
KNOXVILLE, TN 37923

Oath of Consideration

STATE OF Tennessee)
) ss.
County of Williamson)

I hereby swear or affirm that the actual consideration for this transfer is $10.

Subscribed and sworn to before me this 19th day of January, 2016.

Affiant

Notary Public

CLAY BARNES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Exp. 4-24-2017

Exhibit "A"

(Legal Description)

LAND in Davidson County, Tennessee, being Lot 89, Hermitage Hills, Section Twelve, as shown on Plat of record in Plat Book 4675, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a particular description of said property.

Assessor's Parcel Number:
07501002600

Commonly Known As:
856 Heritage Trail, Nashville, TN 37076

I, **Shasheena McGrath**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Shasheena McGrath

Shasheena McGrath

State of Arizona)
)
County of Maricopa)

Personally appeared before me, AARON BYOUS, a notary public for this county and state, **Shasheena McGrath** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 22 day of JANUARY, 2016.

AARON BYOUS
Notary Public - Arizona
Maricopa County
My Comm. Expires Apr 6, 2016

Aaron Byous

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

o