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 08:39 4 pgs
Fees:22.00 Taxes:0.00
20160128-0008070

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: **053-12-0-043.00**

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

SETH MOSLEY, a married man

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 Thomas Cole Guthrie, a Tennessee resident to Seth Mosley, a married man, recorded 7/28/14 in Instrument 20140728-00670074, records of Davidson County, Tennessee.**

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.

Grantor:

SETH 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** (personally known to me or identity proved to me by satisfactory evidence) acknowledged before me, the undersigned notary public, this 19th day of January, 2016.

My commission expires: 4/24/17

(Notary Public)

(Notarial Seal)

CLAY PARKER
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 East Walker Springs Lane
Suite 200
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: SETH MOSLEY

Notary Public

Exhibit "A"

(Legal Description)

Land in Davidson County, Tennessee, being the Southerly or Southeasterly part of Lot No. 19 of Block "B" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company property at Old Hickory, Tennessee, as of record in Book 974, Page 11, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of said lot fronts 59.6 feet on the Northwesterly side of Park Circle and runs back between lines 96.2 feet on the Southwesterly margin of Beck Avenue to a dead line in the rear on which it measures 58.4 feet, more or less.

Assessor's Parcel Number:
053-12-0-043.00

Improved Property Commonly Known As:
159 Park Circle, Old Hickory, TN 37138

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.

Notary's Signature

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

MY COMMISSION EXPIRES: 4-6-16

Notary's Seal (If on paper)

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