# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160013347 DEEDWARR
Recvd: 02/18/16 09:22 2 pgs
Fees:13.00 Taxes:1849.63
20160218-0015300

ELIZABETH COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 10-23-19

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| June Arnold | Same | |
| (NAME) | (NAME) | |
| 4415 Charleston Place Circle | | 130-8B/2.00CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (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, I, **JUDY MOSCHEO, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JUNE ARNOLD**, 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 Unit No. 8, together with the appurtenant interest in the common elements of Charleston Place Condominium, a horizontal property regime established by Master Deed of record in Book 5965, Page 880, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 4 on the Plan of Condominium Site Plan Charleston Place, of record in Plat Book 5200, Page 461, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Joe A. Moscheo, II and wife, Judy Moscheo by deed from John H. Griscom and wife, Vivian Griscom, dated May 21, 1999, of record in Book 11496, Page 670, Register's Office for Davidson County, Tennessee.**

**Joe A. Moscheo, II has since died. Judy Moscheo is the sole surviving Tenant by the Entirety.**

**This conveyance is subject to 2016 Real Property Taxes; all matters appearing on the plan of record in Book 5200, Page 461, said Register's Office; Master Deed and Bylaws of record in Book 5965, Page 880, Book 6071, Page 499, Book 6157, Page 879, Book 6336, Page 874, and Book 6336, Page 878, said Register's Office; and Easements of record in Book 10090, Page 260 and Book 7116, Page 78, said Register's Office.**

This is improved x property, known as 4415 Charleston Place Circle, Nashville, TN 37205
(unimproved _)
(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 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 my hand this 16 day of February, 2016

JUDY MOSCHEO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy Moscheo, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16 day of February, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019