BILL GARRETT, Davidson County
Trans:T20160028620 DEEDWARR
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Fees:13.00 Taxes:351.50
20160408-0033736

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Reed Mosely and Lea Mosely
4109 LaVergne-Couchville Pike
Antioch, TN 37013
SEND TAX BILLS TO:
Owner
5492 Weakley Lane
Mt. Juliet TN 37122

WARRANTY DEED

(Map 165-00-0, Parcel 116.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **GEORGE DANIEL CONE** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **REED MOSELY and wife, LEA MOSLEY**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, beginning on an iron pin on the east margin of the LaVergne/Couchville Pike approximately 2,895' southwest of the old intersection of Hamilton Church Road and the LaVergne/Couchville/Old Hickory Boulevard, the southwest corner of Tract #1 of this survey and the northwest corner of Tract #2; thence leaving said pike/boulevard with the south lines of Tract 1 of this survey S 46°12'57" E, 504.39' to an iron pin; thence N 72°10'51"E, 565.53' to an iron pin in the west line of the US of A property, the northeast corner of the herein described tract and the southeast corner of Tract #1; thence with US of A property S 06°04'38" W, 440.02' to an iron pin in the fence; thence S 08°46'58"W, 205.82' to a concrete Corp of Engineers Monument, the southwest corner of the US of A property and the southeast of the herein described tract in the north line of the Davidson County Coon Hunter's property; thence N 80°02'46"W, 176.50' to an iron pin at the northwest corner of the Coon Hunter's property and the northeast corner of Richardson; thence with Richardson's lines, N 74°05'16" W, 367.85' to an iron pin the fence by an 18" cedar; thence N 55°24'24" W, 56.64' to an iron pin set in the fence by another 18" cedar; thence N 46°58'53" W, 207.18' to an iron pin set in the fence by a fence post; thence N37°36'40" W, 163.73' to an iron pin set in the fence by a fence post; thence N 27°09'46" W, 336.01' to an iron pin set 30' east of the centerline of LaVergne/Couchville Pike/Old Hickory Boulevard, on the east margin of said pike/boulevard, the northwest corner of Richardson and the southwest corner of the herein described tract; thence with the east margin of said pike/boulevard N51°57'10" E, 178.71' to an iron pin, the point of beginning and containing 9.791 acres, more or less, according to a survey by Galyon W. Northcutt, TN RLS #1529, dated December 19, 2001.

Being a portion of the same property conveyed to George C. Cone and wife, Reva Pauline Cone, by instrument of record in Book 4598, page 565, Register's Office for Davidson County, Tennessee and a portion of the same property conveyed to George C. Cone and wife, Reva Pauline Cone, by instrument of record in Book 7672, page 552, Register's Office for Davidson County, Tennessee. Being the same property in which the interest of Reva Pauline Cone vested in George C. Cone upon the death of Reva Pauline Cone who predeceased. Being the same property in which George C. Cone devised the interest hereinabove referenced to George Daniel Cone under the terms and provisions of his Last Will and Testament admitted to probate in the Eighth Circuit Court, Probate Division, Davidson County, Tennessee.

Also being the same property conveyed to George Daniel Cone by Executor's Quitclaim Deed dated January 4, 2014, from Joe David Anderson Sr., Executor of the Estate of George Clifton Cone, of record in Instrument 20140110-0002644, in the Register's Office of Davidson County, Tennessee. See also Affidavit of Notary Correction being recorded simultaneously herewith in Instrument No. 20160408-0033735, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision

plat of record; to Letter from Metropolitan Government regarding installation of sewage soil absorption system of record in Book 7672, page 762, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4109 LaVergne-Couchville Pike, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 4th day of April, 2016.

GEORGE DANIEL CONE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 4th day of April, 2016.

Notary Public

My Commission Expires: 5-20-17

(SEAL)

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 4th day of April, 2016.

Notary Public

My commission expires: 5-20-17
File No. 20160204

J KASEY TALBOTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY