THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160042673 DEEDWARR
Recvd: 05/20/16 14:13 2 pgs
Fees:13.00 Taxes:684.50
20160520-0050892

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-21-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kacey R. Moseley		MAP
5152 Brookstone Court	SAME	PARCEL 176-05-0B-187.00-CO
Antioch, TN 37013-5687		
(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, **Natasha Osborn, a single woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kacey R. Moseley, a single woman and Diane B. Blackburn, a single woman, Joint Tenants with Right of Survivorship**

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 Lot No. 24 on the Plan of Final Plat Hickory Woods Estates, Section C, Phase II of record in Plat Book 9700, Page 952, 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 Natasha Osborn by Warranty deed from Matthew J. Pylkas and wife, Betsy K. Pylkas of record in Instrument No. 20090610-0053681 Register's Office for Davidson County, Tennessee, dated June 08, 2009 and recorded on June 10, 2009.

Being also known as 5152 Brookstone Court Antioch, TN 370135687.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **5152 Brookstone Court, Antioch, TN 37013-5687.**

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 _____ hand( ) this the 13th day of May, 2016.

Natasha L. Osborn

Natasha Osborn

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 **Natasha Osborn** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 13th day of May, 2016.

My Commission expires: 10-7-2019

Notary Public

LUK[illegible]ELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY