WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160042979 DEEDWARR
Recvd: 05/23/16 11:19 2 pgs
Fees: 13.00 Taxes: 5272.50

20160523-0051274

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Barbara M. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES: November 5, 2019

(AFFIX SEAL)

KEVIN L. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BOX 10-A

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
Barbara M. Rogers	SAME	
(NAME)	(NAME)	
3821 West End Avenue #202		104-09-0-R/202.00-CO
(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, WE, **JAMES L. MOSBY AND SUSAN B. MOSBY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA M. ROGERS, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, 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. 202 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record in Instrument No. 20060307-0026322, amended by Instrument No. 20070606-0068095; Instrument No. 20080616-0061599; Instrument No. 20131015-0107794 and Bylaws recorded in Instrument No. 20131015-0107796, Instrument No. 20160217-0015153 and Instrument No.20160219-0016049, 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 James L. Mosby and Susan B. Mosby, husband and wife, by Warranty deed from Sheree Kelley, married, of record in Instrument No. 20121005-0091337 Register's Office for Davidson County, Tennessee, dated June 28, 2012, and Scrivener's Affidavit of record in Instrument No. 20121005-0091337.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Instrument Number 20050622-0071650 and Plat Book 332, page 152, said Register's Office; restrictive covenants of record in Instrument Number 20060307-0026322, Amendment recorded as Instrument No. 20070606-0068095, Instrument No. 20080616-0061599, Instrument No. 20131015-0107794 and Bylaws Recorded in Instrument No. 20131015-0107796, Instrument No. 20160217-0015153 and Instrument No.20160219-0016049, said Register's Office; Stormwater Quality Agreement of record in Instrument Number 20060126-0009700, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20060126-0009703, Register's Office for Davidson County, Tennessee; Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; and Subject to rights of others in and to the common areas and/or elements.

unimproved
This is improved x property, known as 3821 West End Avenue #202, Nashville, TN 37205

(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 19 day of May, 2016

James L. Mosby

JAMES L. MOSBY

Susan B Mosby

SUSAN B. MOSBY

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 James L. Mosby and Susan B. Mosby, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of May, 2016.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires Nov 5, 2019