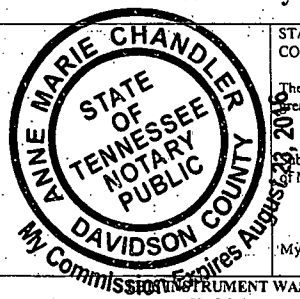
Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160043293 DEEDWARR
Recvd: 05/23/16 15:44 2 pgs
Fees:13.00 Taxes:508.75
20160523-0051667



	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $137,500.00. Affiant Subscribed and sworn to before me, this the 17th day of May, 2016. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Chaney Mosley Jamie Day	New Owner	
1505 Sevier Court		094-01-0-349.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL DUKE BRIEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHANEY MOSLEY AND JAMIE DAY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 42 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, 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 Michael Duke Brien and Anna M. Brien, both unmarried by Warranty deed from Michell F. Owen a/k/a Michelle F. Owen and husband, Ronnie L. Owen of record in Book 11273, page 750, Register's Office for Davidson County, Tennessee, dated December 28, 1998 and recorded on December 30, 1998.

Being the same property conveyed to Michael Duke Brien, an unmarried man by Quitclaim Deed from Michael Duke Brien, an unmarried man and Anna M. Brien, an unmarried, (as recorded with Authenticity of Lost Instrument Affidavit) of record in Instrument No. 20050412-0040617, in the Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on April 12, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 702 Village Court, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further

covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of May, 2016.

Michael Duke Brien

STATE OF KENTUCKY
COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Duke Brien, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18 day of May, 2016.

Rebecca Lawson
Notary Public

My Commission Expires: 8/30/2019

Rebecca Lawson - Notary Public
Commonwealth of Kentucky
State-at-Large ID #540218