BILL GARRETT, Davidson County
Trans:T20160075594 DEEDWARR
Recvd: 08/30/16 10:47 2 pgs
Fees:13.00 Taxes:601.25
20160830-0090637

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **16-1248**

WARRANTY DEED

THIS INDENTURE, made and entered into this **8/26/2016**, by and between **Nathan B. Mosakowski and Mary Jo Mosakowski,** parties of the first part, and **Brad Hill, a married man**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, BEING the southerly 33 feet of Lot 297 in McGavock, Wetmore, and Other's Second Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is of record in Book 21, Page 41, Register's Office for said County

Said southerly part of Lot No. 297 fronts 33 feet on the easterly side of 16th Avenue North formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

BEING part of the same property conveyed to Nathan B Mosakowski and Mary Jo Mosakowski by Special Warranty Deed from CitiMortgage, Inc., recorded on 09/17/2010 in Instrument No. 20100917-0074260, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **81-11-329**

☒ Improved **1710 16th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Nathan B Mosakowski

Mary Jo Mosakowski

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Nathan B Mosakowski and Mary Jo Mosakowski** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 26th day of August, 2016..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

****

Owner's Name: **Brad Hill**

and Address: **1710 16th Avenue North, Nashville, TN 37208**

Mail tax bills to Farmington Mortgage, Division of Capstar Bank
2002 Richard Jones Road, Suite 360A
Nashville, TN 37215

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 26th day of August, 2016..

Notary Public

My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017