Davidson County DEEDWARR
Recvd: 09/02/16 16:14 3 pgs
Fees:18.00 Taxes:684.50
20160902-0092938

STATE OF Tennessee
COUNTY OF Davidson

#33172

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-5770D

STACY L. THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sam J. Cartozzo, III and Margaret C. Cartozzo, husband and wife (NAME)	Franklin Synergy Bank (NAME)	I73 15 0A 081.00
341 Upper Mill Drive (STREET ADDRESS)	722 Columbia Avenue (STREET ADDRESS)	
Cane Ridge, TN 37013 (CITY) (STATE) (ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Leigh-Ann Emmie Mosley and Allen Mosley, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sam J. Cartozzo, III and Margaret C. Cartozzo, husband and wife**, 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:

Being Lot No. 81 on the Final plan of MILL RUN SUBDIVISION, PHASE 1-A, as of record in Instrument # 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Leigh-Ann Emmie Mosley, married by deed dated November 26, 2001 from NVR, Inc., a Virginia corporation, Trading as Fox Ridge Homes of record in Instrument No. 200111130-0131956, Register's Office for Davidson County, Tennessee. By QuitClaim Deed dated August 22, 2012, as Instrument No. 20120904-0079881, Register's Office for Davidson County, Tennessee, Leigh-Ann Emmie Mosley, married conveyed subject property to Leigh-Ann Emmie Mosley and husband Allen Mosley

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 11675, page 472 and in Instrument # 20000215-0015152, and in any allied instrument(s) referred to in said restrictions.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 20010608-0060668, Register's Office for Davidson County, Tennessee.
3. Bylaws of record in Book 11675, page 497, Register's Office for Davidson County, Tennessee.
4. Common Area conveyed to Homeowner's Association of record in Instrument # 20000217-0016180, Register's Office for Davidson County, Tennessee.

5. Landscape Agreement as recorded in Instrument # 20010405-0033587, Register's Office for Davidson County, Tennessee.
6. Storm water detention as recorded in Instrument # 20010405-0033586, Register's Office for Davidson County, Tennessee.
7. Easement conservation greenway as recorded in Instrument # 20011024-0116286, Register's Office for Davidson County, Tennessee.
8. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 341 Upper Mill Drive, Cane Ridge, TN 37013.

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. Whenever 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/our hand(s) this 1st day of September, 2016.

Leigh-Ann Emmie Mosley — September 01, 2016
Leigh-Ann Emmie Mosley — Date

Allen Mosley — September 01, 2016
Allen Mosley — Date

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 Leigh-Ann Emmie Mosley and Allen Mosley, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1st day of September, 2016.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

