WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087127 DEEDWARR
Recvd: 10/04/16 11:04 2 pgs
Fees:13.00 Taxes:1256.15
20161004-0104426

P-BR-16-4809-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
CF Investments LLC	NEW OWNER	
(NAME)	(NAME)	**091-15-0-304.00**
134 51st Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANNE MOSLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CF INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 710, of Block 33, on the Plan of Charlotte Park Company's First Addition, of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Southerly margin of Dakota, formerly 4th Avenue at a point 60 feet East of the Easterly margin of 49th Avenue North, formerly 8th Street, being the corner of Lot Nos. 710 and 712; thence with the line between said two lots, Southwardly 150 feet to the Northerly margin of an alley, thence with said alley Eastwardly 48 feet to a point 2 feet West of the corner of Lot Nos. 708 and 710; thence Northwardly and parallel with the line between said two lots 26 feet; thence Eastwardly and parallel with the Northerly margin of said alley 2 feet to the line between Lot Nos 708 and 710; thence with said line, Northwardly 124 feet to the Southerly margin of Dakota Avenue' thence with said Avenue, Westwardly 50 feet to the beginning.

Being the same property conveyed to Jeanne M. Larson, an unmarried woman by Warranty deed from Daniel G. Straka and wife, Brittany T. Straka of record in Instrument No. 20130703-0068605 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 03, 2013.

The said Jeanne M. Larson having since married and now being known as Jeanne Mosley.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4809 Dakota Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 30th DAY OF SEPTEMBER, 2016.

Jeanne Mosley

Mark Mosley, spouse of Jeanne Mosley, hereby joins in this conveyance and does transfer and convey any and all marital interest Mark Mosley may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK MOSLEY, the within named bargainor, 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 the 30th of September, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212