PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160109275 DEEDWARR
Recvd: 12/13/16 10:11 2 pgs
Fees:13.00 Taxes:913.90
20161213-0130457

ADDRESS NEW OWNER:
Jeffrey T. Moseley
5404 Lickton Pike
Goodlettsville, TN 37072-9133

SEND TAX BILL TO:
New Owner

MAP/PARCEL 023-00-0-134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Sandra L. Luther, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Jeffrey T. Moseley, a single man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in the 22nd Civil District of Davidson County. Tennessee, and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924; dated August 10th, 1983 with a dividing line being calculated December 27th, 1985, as follows:

TRACT 1-A: Beginning at an iron pin by a corner fence post in the Westerly margin of Lickton Pike, a corner to J.D. White, and being the most Southeast corner of this tract; thence, leaving said Pike and with the line of said White for the next four calls as follows: North 56 degrees 41' West 311.11 feet to an iron pin; thence North 67 degrees 20' West 178.43 feet to an iron pin; thence. North 80 degrees 49' West 242.00 feet to an 18 inch Maple Tree; thence North 83 degrees 09' West 993.82 feet to an iron pin, corner to said White; thence North 8 degrees 01' East 344.73 feet to a point; thence South 72 degrees 03' East 1565.05 feet to a point; thence South 34 degrees 06' East 60.41 feet to a point; thence South 69 degrees 30' East 150.00 feet to a point in the Westerly margin of said Lickton Pike; thence with said Pike, South 21 degrees 44' West 165.00 feet to the beginning, containing 7.91 acres more or less.

Being the same property conveyed to Sandra L. Luther by Quitclaim deed from Morgan L. Ford now known as Morgan Ford Luther of record in Instrument No. 20090924-0088956 Register's Office for Davidson County, Tennessee, dated September 15, 2009 and recorded on September 24, 2009.

This is improved property known as: **5404 Lickton Pike, Goodlettsville, Tennessee 37072-9133.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do

warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 9th day of December, 2016.

Sandra L. Luther

Sandra L. Luther

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Sandra L. Luther,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of December, 2016.

Jeri Shoulders

NOTARY PUBLIC

My Commission Expires: 9/7/21

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $247,000.00.

Sarah M. Dooley

AFFIANT

Subscribed and sworn to before me this the 9th day of December, 2016.

Deborah L Baxter

NOTARY PUBLIC

My Commission Expires: 7-24-2019

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

File No: 169967