BILL GARRETT, Davidson County
Trans:T20170036336 DEEDWARR
Recvd: 05/01/17 10:16 2 pgs
Fees:13.00 Taxes:1108.15
20170501-0042304

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

ADDRESS NEW OWNER:
Christine Mosomillo & Gabe Williger
330 Riverstone Boulevard
Nashville, TN 37214-2552

SEND TAX BILL TO:
Same

MAP/PARCEL 085-14-0-A33-00-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wayne T. Birkett and wife, Muriel Birkett, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Christine Mosomillo, a single woman, and Gabe Williger, a single man, joint tenants with rights to survivorship, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 2, on the plan of Riverstone Condominiums, Phase Two, of record in Plat at Instrument No. 20010814-0087503, 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 Wayne Birkett and wife, Muriel Birkett by Warranty deed from Caliber Development Group, L.P of record in Instrument No. 20050324-0032043 Register's Office for Davidson County, Tennessee, dated March 18, 2005 and recorded on March 24, 2005.

This is improved property known as: **330 Riverstone Boulevard, Nashville, Tennessee 37214-2552**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said

GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 28th day of April, 2017.

WITNESS MY HAND on this the 28th day of April, 2017

Wayne T. Birkett

Muriel Birkett

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seals at office this 28th day of April, 2017.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $299,500.00.

AFFIANT

Subscribed and sworn to before me this the 28th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. 170267