THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33726-06-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $558,000.00. Diana K Mosher Affiant Subscribed and sworn to before me this 22nd day of June, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Charles Watkins, Trustee of the Oman Dynasty Trust U/A/D 6119 Hillsboro Pike Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 102 15 0 110 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan J Mosher and wife, Diana K Mosher f/k/a Diana Katharine Alden**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Watkins, Trustee of the Oman Dynasty Trust U/A/D December 16, 2012** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 782 Brook Hollow Rd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20170060160 DEEDWARR
Recvd: 07/14/17 09:14 3 pgs
Fees:18.00 Taxes:2064.60
20170714-0070809

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of June, 2017.

Bryan J. Mosher

Diana K. Mosher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bryan J. Mosher and Diana K. Mosher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of June, 2017.

GEORGE L. MURTHA, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of the lands of the H.G. Hill Estate and Lot No. 115 on the plan of Brook Meade, Section II as of record in Plat Book 2133, page 76, Register's Office for Davidson County, Tennessee and further described according to a survey made by John Kohl & Company, P.C. dated May 20, 1987, as follows:

Beginning at a point on the easterly margin of Brook Hollow Road, said point being the common corner of Lots Nos. 115 and 116; thence South 70 deg. East 278.4 feet to a point; thence South 20 deg. West 148.8 feet to a point in the northerly margin of Starlit Road, thence North 70 deg. West 20.9 feet to a point; thence North 33 deg. West 8.44 feet to a concrete monument; thence with the northerly margin of said Starlit Road, North 70 deg. West 225 feet to the beginning of a curve to the right having a radius of 25 feet; thence around said curve 39.3 feet to a point in the easterly margin of Brook Hollow Road; thence with the easterly margin of Brook Hollow Road, North 20 deg. East 119.1 feet to the point of beginning.

Being the same property conveyed to Bryan J. Mosher and Diana Katharine Alden, both unmarried, as joint tenants with right of survivorship by Warranty Deed from W.O. Vaughan III and wife, Jamie M. Vaughan dated August 20, 2004 as Instrument Number 20040826-0103495, Register's Office for Davidson County, Tennessee. The parties having since married and Diana Katharine Alden is now known as Diana K. Mosher.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 102 15 0 110 00.
2. All matters appearing on the Plan of record as Book 2133, page 76, Register's Office for Davidson County, Tennessee.