RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170900267

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2544 **DEEDWARR**
09/20/2017 10:07:54 AM 4 pgs
Fees: $23.00 Taxes: $666.00

20170920-0096277

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of September, 2017

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian C. Hughes	**SAME**	**119-14-0-137.00**
~~**3006 Dobbs Avenue**~~ 3402 Winford Ave		
Nashville, TN 37211		

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 HEREBY ACKNOWLEDGED, WE,

Charles Moseley, Frank G. Moseley and Patricia Moseley Grady, Heirs of the Estate of Anne Brian Moseley and Charles Moseley, Executor of the Estate of Ann Brian Moseley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian C. Hughes, Unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the map of Woodbine Courts, Part One, of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 75 feet on the easterly side of Dobbs Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to Charles B. Moseley and wife, Anne Brian Moseley by Quitclaim Deed from Reuben A. Brian and wife, Lola Childress Brian, dated 4/18/74 and recorded 4/19/74 in Book 4807, Page 425; and the same property previously conveyed to Reuben A. Brian and wife, Lola Childress Brian by Warranty Deed from Linly K. Adams and wife, Mabel Gill Adams, dated 8/15/46 and recorded 8/15/46 in Book 1416, Page 352, Register's Office for Davidson County, Tennessee. The said Charles B. Moseley having died on March 1, 1992. The said Anne Brian Moseley died testate on 2/6/17, and pursuant to her Last Will and Testament and Order to Probate filed 4/6/17 in Docket No. 17P-422 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), heirs of the estate are her children, Charles Moseley, Frank G. Moseley and Patricia Moseley Grady. Her son Charles Moseley was appointed as Executor of the Estate.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **3006 Dobbs Avenue, Nashville, TN 37211**
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. 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 our hands this 19th day of September, 2017.

Estate of Anne Brian Moseley

By: Charles Moseley, Executor

By: Charles Moseley, Heir

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 Charles Moseley, Heir of the Estate of Anne Brian Moseley 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 at Nashville Tennessee, this 19th day of September, 2017.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

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 Charles Moseley, Executor of the Estate of Anne Brian Moseley 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 at Nashville Tennessee, this 19th day of September, 2017.

Commission Expires:_____

Notary Public

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

Estate of Anne Brian Moseley

Frank G. Moseley

By: Frank G. Moseley, Heir

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank G. Moseley, Heir of the Estate of Anne Brian Moseley 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 at Lawrenceville Georgia, this ~~19th~~ 18th day of September, 2017.

Commission Expires: 01-14-2021

Rodica Grigoras
Notary Public

RODICA GRIGORAS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires Jan. 14, 2021

Estate of Anne Brian Moseley

Patricia Moseley Grady
By: Patricia Moseley Grady, Heir

FLDL G630-681-41-766-0
ex 7/26/22

STATE OF FLORIDA
COUNTY OF Brevard

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Moseley Grady, Heir of the Estate of Anne Brian Moseley 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 at Titusville, Florida, this 19th day of September, 2017.

Commission Expires: 8/28/21

Notary Public

CECILIA ROSS
Notary Public – State of Florida
Commission # GG 128707
My Comm. Expires Aug 28, 2021
Bonded through National Notary Assn.