Bill Garrett Davidson County
Batch# 7047 DEEDWARR
10/03/2017 11:06:51 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20171003-0101179

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

ADDRESS NEW OWNER:
Brien Mosley
425 Scotts Creek Trail
Hermitage, TN 37076

SEND TAX BILL TO:
Brien Mosley
888 8th Ave #10R
New York, NY 10019

MAP/PARCEL 075-12-0A-120.00-CO

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, **Jonathan Sayles, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Brien Mosley, 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 Lot No. 80 on the Plan of Section Three, Phase I, Greer Meadows at Cedar Creek, Residential P.U.D. of record in Plat at Instrument No. 20010920-0101748, 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 Jonathan Sayles, a married man by Quitclaim deed from Melanie Sayes, a married woman of record in Instrument No. 20140613-0051749 Register's Office for Davidson County, Tennessee, dated June 06, 2014 and recorded on June 13, 2014.

This is improved property known as: **425 Scotts Creek Trail, Hermitage, Tennessee 37076**

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, his heirs and assigns, forever; and,

GRANTOR does 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,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 29th day of September, 2017.

WITNESS MY HAND on this the 29th day of September, 2017

Jonathan Sayles

STATE OF TENNESSEE
COUNTY OF WILSON

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

WITNESS my hand and official seals at office this 29th day of September, 2017.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me this the 29th day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: T70755