Prepared By
Record and Return to:
Chapman & [illegible]
2012 Richard [illegible]
Nashville, TN 37215

WARRANTY DEED

Bill Garrett
Batch# 9150
10/06/2017 09:04:02 AM
Fees: $13.00 Taxes: $1,221.00

Davidson County
DEEDWARR
2 pgs

20171006-0102705

M-VRES-17-812

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebecca Kinslow	New Owner	
(NAME)	(NAME)	**083-11-0-079.00**
812 Riverside Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREA MOSSMAN FKA ANDREA SANDERS AND JASON DOUGLAS MOSSMAN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA KINSLOW, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Plan of Campbell's Riverside Drive Subdivision of record in Plat Book 421, Page 180, 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 Andrea L. Sanders, unmarried and Jason Douglas Mossman, unmarried, as joint tenants with right of survivorship by Warranty deed from Stewart Building Group, LLC of record in Instrument No. 20120731-0067588 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on July 31, 2012.

This conveyance is subject to:
- Taxes for the year 2017 a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 421, Page 180, Register's Office for Davidson County, Tennessee.
- Easement Deed of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Riverside Drive, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 28th DAY OF SEPTEMBER, 2017.

Andrea Mossman f/k/a Andrea Sanders by Laura Mitchell, attorney-in-fact
Andrea Mossman fka Andrea Sanders by Laura Mitchell, Attorney-in-Fact

Jason Douglas Mossman by Laura Mitchell, Attorney-in-fact
Jason Douglas Mossman by Laura Mitchell, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANDREA MOSSMAN FKA ANDREA SANDERS AND JASON DOUGLAS MOSSMAN, and who acknowledged she executed the same as the free act and deed of the said ANDREA MOSSMAN FKA ANDREA SANDERS AND JASON DOUGLAS MOSSMAN.

Witness my hand and official seal, this the 28th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212