THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171214450**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $845,000.00 Affiant Subscribed and sworn to before me, this 29th day of January, 2018. Notary Public My Commission Expires:

KAYLA E LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Bill Garrett Davidson County
Batch# 53654 **DEEDWARR**
02/01/2018 09:39:01 AM 2 pgs
Fees: $13.00 Taxes: $3,126.50

20180201-0010141

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jason Michael Mosley and Emily Cathleen Damrell 121 C Lincoln Court Nashville TN 37205	new owners	Tax Parcel ID No. 130-01-0-219-00

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, **121 Lincoln Court Partners** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Michael Mosley, unmarried and Emily Cathleen Damrell, unmarried, as tenants in common with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of The Courts of Bellemeade, Block 3 of record in Plat Book 547, Page 141, 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 a portion of the same property conveyed to 121 Lincoln Court Partners by Warranty Deed from Henry Merritt Sherwood, Jr., as Executor for the Estate of Louise Hodges Sherwood, of record in Instrument No. 20150707-0065579, Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on July 07, 2015.
Being a portion of the property conveyed to 121 Lincoln Court Partners by Quitclaim Deed from 121 Lincoln Court Partners, of record in Instrument No. 20150821-0084453, Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on August 21, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 547, Page 141, Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 5512, Page 195, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GBR17-121

Driveway Agreement of record in Instrument Number 20151207-0123121 and Instrument No. 20160505-0044646, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 121 C Lincoln Court Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2018.

121 Lincoln Court Partners

BY: _____
Craig Freiberg, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Craig Freiberg as an Authorized Partner of 121 Lincoln Court Partners, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2018.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018