Bill Garrett Davidson County
Batch# 80479 DEEDWARR
04/13/2018 10:09:31 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180413-0034903

WARRANTY DEED

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$280,000.00.**

Affiant

Subscribed and sworn to before me this 12 day of April, 2018

Notary Public
My Commission expires: 11/3/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Cole W. Moseley	Farmington Mortgage, A division of Capstar Bank	091-05-0-029.00
6216 Laredo Avenue	2002 Richard Jones Rd., Suite 300A	
Nashville, TN 37209	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doug Brook, married and Craig Roberts, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Cole W. Moseley**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Section I, Mosswood, of record in Book 2663, page 102, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 14 fronts 60.0 feet on the northwesterly margin of Laredo Avenue and extends back between parallel lines 130.0 feet to a dead line.

Being the same property conveyed to Doug Brooks, Craig Roberts, from Freeman C. Hollis, Jr. and wife, Rita C. Hollis, by deed on July 17, 2017, of record in Instrument Number 20170720-0073618, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2663, page 102, Register's Office Davidson County, Tennessee.

This is improved property known as: **6216 Laredo Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 12, 2018.

Doug Brooks

Craig Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doug Brooks and Craig Roberts** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 12, 2018

My commission expires 7/8/19

Notary Public

