WARRANTY DEED

Bill Garrett Davidson County
Batch# 112747 **DEEDWARR**
07/05/2018 11:16:13 AM 2 pgs
Fees: $13.00 Taxes: $1,050.80

20180705-0065077

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$295,000.00~~ $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Geoffrey Moseley	new owners	105-10-0C-307.00
(NAME)	(NAME)	
760 Wedgewood Park, Unit 307		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kevin Wilson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Geoffrey Moseley, an unmarried man, and Louis Charles Moseley, a married man, as joint tenants with right of survivorship.**, 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:

A certain condominium unit located in Davidson County, Tennessee, being Unit No. 307 of Wedgewood Park, a condominium, as set forth in the Master Deed establishing Wedgewood Park of record as Instrument No. 20050510-0052804, as amended by Instrument No. 20060216-0019060, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, together with an undivided percentage interest in the common elements as shown on Exhibit "E 3" of said Master Deed, as amended; said Unit 307 also being shown as part of Exhibits "E 1" AND "E 2" of Master Deed, as amended.

Being the same property conveyed to Kevin Wilson by Special Warranty Deed dated 06/11/2012 from The Bank New York Mellon Fka the Bank of New York, as Trustee for the Certificatholders CWALT, Inc., Alternative Loan Trust 2006-6CB, Mortgage Pass-through Certificates, Series 2006-6CB of record in Instrument 201208030068964, Register's Office for Davidson County, Tennessee. The said Kevin Wilson is now married to Samantha Wilson

The Grantor is married, but the above described property was never used as the primary residence.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 760 Wedgewood Park, Unit 307, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: NRDS-18-38788

File No.: 38788
Warranty Deed Individual BP LE1

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 29th day of June, 2018.

Kevin Wilson

State of Tennessee
County of Davidson

On this 29th day of June, 2018, before me, a Notary public in and for said County and State, personally appeared Kevin Wilson, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin
My Commission Expires: May 6, 2019

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019