WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151828 DEEDWARR
10/16/2018 03:20:02 PM 2 pgs
Fees: $13.00 Taxes: $906.50

20181016-0102584

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12TH DAY OF OCTOBER, 2018.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Mosley and Jeanne Mosley	NEW OWNER	
(NAME)	(NAME)	
3502 Park Ave.		092-13-0-068.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MOMO REAL ESTATE INVESTMENT, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANNE MOSLEY AND MARK MOSLEY, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 of Block 7, on the Map of Charlotte Park Company's Second Addition, of record in Book 57, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James H. Scott and wife, Jeraline M. Scott by Installment Deed from Viola Hess Hunnicutt, recorded on the 19th day of July, 1973 in Deed Book 4729, Page 413, in the Register's Office of Davidson County, Tennessee. The said Jeraline M. Scott having died on or about August 2, 1983 leaving James H. Scott as surviving Tenant By the Entirety. Jeraline M. Scott died on August 2, 1983 leaving James H. Scott as sole surviving Tenant by the Entirety. James H. Scott remarried Leota Scott. James H. Scott died intestate on April 12, 2016 leaving Leota Scott, Geannine Fesler, Regina Elkins, Thalia Whittemore and Tina Prestcott as his heirs at law pursuant to an Affidavit of Heirship of record in Instrument No. 20171102-0112772, said Register's Office.

Being the same property conveyed by Warranty Deed from Leota Scott, Geannine Fesler, Regina Elkins, Thalia Whittemore, and Tina Prescott, as the heirs at Law and Beneficiaries of the Estate of James H. Scott, deceased to Momo Real Estate Investment, Inc., a Tennessee corporation, as recorded on the 2nd day of November, 2017 in Instrument No. 20171102-0112773, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3502 Park Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of October, 2018

MOMO REAL ESTATE INVESTMENT, INC.

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of MOMO Real Estate, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 12 day of October, 2018.

Commission expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

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Notary Public