Karen Y Johnson Davidson County
Batch# 179915 DEEDWARR
01/02/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,642.80
20190102-0000425

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10.20.19
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-111479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
George W. Wolfe and Diana Wolfe	CHURCHILL MORTGAGE	
(NAME) 5232 Ravens Glen	(NAME) 741 OLD HICKORY BLVD STE 400	172-14-0B-250.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Four Thousand And No/100 Dollars ($444,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, MONICA L. MOSESSO, UNMARRIED AND LYN AURELIUS, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GEORGE W. WOLFE AND DIANA WOLFE, HUSBAND AND WIFE, 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. 179 on the Plan of Subdivsion Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2 of record in Plat at Instrument No. 200304220052787, 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 Monica L. Mossesso unmarried by Warranty deed from Roger D. Spikes and wife Cynthia J. Spikes of record in Instrument No. 20110613-0045038 Register's Office for Davidson County, Tennessee, dated May 24, 2011 and recorded on June 13, 2011.

Being the same property conveyed to Monica L. Mosesso, unmarried and Lyn Aurelius, unmarried as Joint Tenants with Right of Survivorship by Quitclaim deed from Monica L. Mosesso, unmarried of record in Instrument No. 20110613-0045040 Register's Office for Davidson County, Tennessee, dated May 24, 2011 and recorded on June 13, 2011.

unimproved ☐
This is improved ☒ property, known as 5232 Ravens Glen, Nashville, TN 37211
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Monica L. Mosesso, unmarried and Lyn Aurelius, unmarried this 28th day of DECEMBER, 2018.

Monica L. Mosesso

Lyn Aurelius

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 28th day of December, 2018, before me personally appeared Monica L. Mosesso and Lyn Aurelius, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of December, 2018.

Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019