Karen Johnson Davidson County
Batch# 210153 DEEDWARR
03/26/2019 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $715.95
20190326-0027200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

B-KW-19-1416

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher T. Hawn	Caliber Home Loans	
(NAME) **1416 Timber Valley Drive**	(NAME) PO Box 650856	**108-16-0-209.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Dallas, TX 75265	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS P. MOSER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER T. HAWN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 83-B on the Plan of Zone Lot Division Lots 27, 76, 82, 83 and 84 of Percy Priest Woods, Section 2 of record in Plat Book 5200, Page 756, and Plat Book 5800, Page 259 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 Beau T. Young, an unmarried man by Warranty deed from Cornellus Caruthers, married of record in Instrument No. 20130404-0033238 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 04, 2013.

Being the same property conveyed to Nicholas P. Moser, a single man by Warranty deed from Beau T. Young and Nichole Renay Young, husband and wife of record in Instrument No. 20170605-0055555 Register's Office for Davidson County, Tennessee, dated May 31, 2017 and recorded on June 05, 2017. Nicolas P. Moser, having since married. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 756, and Plat Book 5800, Page 756 Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, as amended of record in Book 6020, Page 270, as amended of record in Book 6093, Page 392, as amended of record in Book 6353, Page 307, as amended of record in Book 6560, Page 667, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 6147, Page 886, Book 6147, Page 893, Book 6314, Page 41, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1416 Timber Valley Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF MARCH, 2019.

Nicholas P. Moser by Kate Nyquist, Attorney In Fact
Nicholas P. Moser by Kate Nyquist, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATE NYQUIST, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NICHOLAS P. MOSER, and who acknowledged he/she/they executed the same as the free act and deed of the said NICHOLAS P. MOSER.

Witness my hand and official seal, this the 22nd of March, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY