Karen Johnson Davidson County
Batch# 218703 DEEDWARR
04/16/2019 04:17:30 PM 4 pgs
Fees: $23.00 Taxes: $799.20
20190416-0035043

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 34715-03-2019

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner:

The actual consideration or value, whichever is greater, for this transfer is: $216,000.00.

Affiant

Subscribed and sworn to before me this 12th day of April, 2019.

Notary Public

My Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Chelsea Wills 405 Terry Place Hermitage, TN 37076	New Owner	Map and Parcel No.: 075 10 0 033 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Eric M. Mosier and Chelli E. Mosier, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Chelsea Elizabeth Wills, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 405 Terry Place, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15 day of April, 2019.

Eric M. Mosier

Eric M. Mosier

Chelli E. Mosier

Chelli E. Mosier

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eric M. Mosier and Chelli E. Mosier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 15 day of April, 2019.

Notary Public

My commission expires:

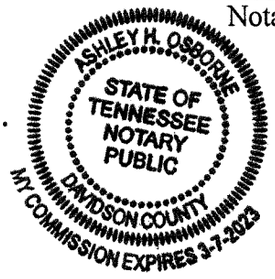


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 226 on the Plan of Hermitage Estates, as of record in Plat Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Eric Mosier and Melvin D. Hammer, as tenants in common with expressed rights of survivorship by deed dated September 8, 2005 from Eric C. Gibbs, unmarried and Janet H. Gibbs Harper and husband, Lonnie Harper of record in Instrument No. 20050912-0109158, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 25, 2017 of record in Instrument No. 20170726-0075681, Register's Office for Davidson County, Tennessee, Eric Mosier, a married man and Melvin D. Hammer, a married man conveyed subject property to Eric M. Mosier and Chelli E. Mosier, husband and wife.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 075 10 0 033 00.
2. All matters appearing on the Plan of record as Book 3300, pages 70-71, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER