This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO NEW OWNER:
JMS Property Group
473 N Emerson Street
Denver, CO 80218

Map & Parcel 05014018200

Karen Johnson Davidson County
Batch# 229145 DEEDWARR
05/13/2019 11:20:30 AM 4 pgs
Fees: $23.00 Taxes: $481.00
20190513-0044636

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Wanda M. Mosley and Phillip Mosley Jr, joint tenants with right of survivorship,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **JMS Property Group**, hereinafter called the "GRANTEE", its successors 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. 298 on the plan of Section Two Parkwood Estates of record in Book 3300, page 5, Registers Office for said County. Said Lot 298 fronts 75.00 feet on the westerly margin of Cynthia Lane and extends back 136.67 feet on the northerly line and 138.34 feet on the southerly line to a dead line in the rear, measuring 75.0 thereon.

Being the same property conveyed to Wanda M. Mosley and Phillip Mosley, Jr., tenants in common with right of survivorship, by Deed dated October 3, 2018 of record in Instrument No. 20181004-0098847 Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 3300, page 5, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 3300, page 5, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.
Subject to restrictive covenants of record in Book 3249, page 345, amended in Book 3309, page 615 and further amended in Book 3616, page 269 Register's Office for Davidson County, Tennessee.

This is improved property known as 3211 Cynthia Lane, Nashville, Tennessee 37207.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, includingany improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", its successors and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 22nd day of December, 2018.

Wanda M. Mosley

Wanda M. Mosley

Phillip Mosley Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Wanda M. Mosley** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd th day of December, 2018.

Keri Bates

NOTARY PUBLIC
My Commission Expires:
9/6/22

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Mosley Jr.**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd th day of December, 2018 .

Keri Bates
NOTARY PUBLIC
My Commission Expires:

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $130,000.00.

Wanda Mosley
AFFIANT

Subscribed and sworn to before me on this 23rd day of December, 2018.

Keri Bates
NOTARY PUBLIC
My Commission Expires: 9/6/22

KERI BATES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, **Triston Jacobs**, 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 Williamson

Personally appeared before me, **Brian Hurst**, a notary public for this county and state, **Triston Jacobs** 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: 7-6-2020
Notary Seal (if on paper)

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020