Karen Johnson Davidson County
Batch# 303361 DEEDWARR
10/21/2019 03:02:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20191021-0107754

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me, this the 16th day of October, 2019. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
RHL Homes, LLC	New Owner	09114004100
1539 Deal Road		
Burns, TN 37029		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY F. MOSELEY, EXECUTOR OF THE ESTATE OF ROBERT WILLIAM MOSELEY, DECEASED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RHL HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 1 on the Plan of West Nashville Heights, resubdivision of Lots 60-63 of record in Plat Book 8250, Page 969, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property sold to the State of Tennessee at Warranty Deed of record at Instrument No. 20020416-0047208.

Being the same property conveyed to Lisa Ellen Lynch by Warranty deed from Marable Lee Mayo of record in Instrument No. 20021220-0157400 Register's Office for Davidson County, Tennessee, dated November 19, 2002 and recorded on December 20, 2002.

Lisa Ellen Lynch died February 14, 2014, intestate, leaving heirs Patsy Lynch Hagerman, Joe Lee Lynch, John Ed Lynch, Charles Michael Lynch, Cindy Lynch Perdue and Lindy Lynch Hesson per Petition for Appointment of Administratrix of record at Docket no. 14P1391.

Being the same property conveyed to Robert W. Moseley by Quitclaim deed from Patsy Lynch Hagerman, Joe Lee Lynch, John Ed Lynch, Charles Michael Lynch, Cindy Lynch Perdue and Lindy Lynch Hesson of record in Instrument No. 20151120-0118043 Register's Office for Davidson County, Tennessee, dated November 9, 2015 and recorded on November 20, 2015.

Robert William Moseley died May 14, 2019 leaving heir Grantlon Tyler Moseley and named executor Jerry F. Moseley in his Will probated at Docket No. 19P1349.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5650 Obrien Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of October, 2019.

The Estate of Robert William Moseley

By: _____
Jerry F. Moseley, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry F. Moseley, Executor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Executor of The Estate of Robert William Moseley, Deceased, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of October, 2019.

_____
Notary Public

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-2-2022

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022