Karen Johnson Davidson County
Batch# 327400 DEEDWARR
12/10/2019 09:44:34 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20191210-0127218

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Robert Steven Wainner
Diane Rita Wainner
292 Fossil Ridge
Boerne, TX 78006

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 146-15-0-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeremy Moseley,married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Robert Steven Wainner and Diane Rita Wainner, Co-Trustees of the Robert and Diane Wainner Revocable Trust, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Haileywood Estates, Section II of record in Plat Book 2231, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 23 fronts 73.6 feet on the Northerly side of Rochelle Drive and extends back between lines, 244.0 feet on the Westerly side and 215.1 feet on the Easterly side to a deed line in the rear, on which it measures 123.3 feet.

Being the same property conveyed to Robert E. Newton and wife, Mary Pointer Newton by Installment deed from G.D. Milliken Jr. and wife, Elizabeth L. Milliken of record in Book 3340, page 438, Register's Office for Davidson County, Tennessee, dated January 26, 1968 and recorded on January 26, 1968.

Robert E. Newton and Mary Pointer Newton both are deceased and Affidavit of Heirship recorded on October 25, 2018, in Instrument No. 20181025-0105650.

Being the same property conveyed to Jeremy Moseley by Quitclaim deed from Robert Moseley and Christopher Moseley of record in Instrument No. 20160205-0011214 Register's Office for Davidson County, Tennessee, dated January 19, 2016 and recorded on February 05, 2016.

This property is not the principal residence of Grantors, therefore their spouses do not have to join in conveyance.

This is improved property known as: **620 Rochelle Drive, Nashville, Tennessee 37220**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning

and planning ordinances, and health department regulations that may affect the premises.

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,

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

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 6th day of December, 2019.

WITNESS MY HAND on this the 6th day of December, 2019

Jeremy Moseley

STATE OF TENNESSEE
COUNTY OF Wilson

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

WITNESS my hand and official seals at office this 6th day of December, 2019.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/06/2021

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $354,900.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of December, 2019.

NOTARY PUBLIC

CAROLYN M. CHRISTOFFERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/06/2021

File No: 190695