Record & Return to:

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-5959

Karen Johnson Davidson County
Batch# 345993 DEEDWARR
01/21/2020 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20200121-0007546

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Subscribed and sworn to before me, this the 16th day of January, 2020

Notary Public
My Commission Expires: 9-20-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brandon R. Mosley and Kailey M. Mosley 5304 Eulala Drive Nashville, TN 37211	Magnolia Bank, Inc. 101 Winston Way #D Campbellsville, KY 42718	162-5-46.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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, **Jimmy D. Mosley and Cathy B. Mosley, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Brandon R. Mosley and Kailey M. Mosley, husband and wife**, 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. 11 on the plan of Addition to Southwood, as shown on survey and plat appearing of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description to said lot.

Being the same property conveyed to Jimmy D. Mosely and Cathy B. Mosley, husband and wife by Warranty Deed from Nawzad K. Jaff, unmarried, dated July 23, 2018, recorded July 25, 2018, of record in Instrument No. 20180725-0072482, Register's Office for Davidson County, Tennessee; and further, being the same property conveyed to Nawzad K. Jaff by Special Warranty Deed from Pulte Mortgage, LLC, dated October 26, 2004, recorded November 10, 2004, of record in Instrument No. 20041110-0135696, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5304 Eulala Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of January, 2020.

GRANTOR:

Jimmy D. Mosley

Cathy B. Mosley

STATE OF
COUNTY OF Washington

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jimmy D. Mosley and Cathy B. Mosley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of January, 2020.

Notary Public
My Commission expires: July 21, 2020



True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

