This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P20-0050-D

Karen Johnson Davidson County
Batch# 355664 DEEDWARR
02/10/2020 10:07:25 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20200210-0014948

WARRANTY DEED

Address of New Owners:
Mr. Michael Moseley
3847 Whitland Avenue
Nashville, TN 37205

Send Tax Bills To:

NEW OWNER

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,
Sara C. Mills, unmarried

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Michael Moseley, unmarried

hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E of the Wilson Place Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed for Wilson Place Condominiums, of record in Book 6268, Page 296, in the Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6268, Page 304, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Wilson Place Condominiums, of record in Book 421, Page 183, and as amended in Book 6200, Page 3, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Sara C. Mills and husband, Van F. Mills, by deed from Kevin D. Stinson and Richard P. Davidson, both unmarried, dated September 25, 1998, and of record in Book 11134, Page 567, in the Register's Office of Davidson County, Tennessee. Said property title to which vested in Sara C. Mills upon the death of her husband, Van F. Mills on January 9, 2016, by reason of their tenancy by the entirety.

This property is subject to the all provisions of the Tennessee "Horizontal Property Act" as the same is set out in section 66-27-101 et seq of the Tennessee Code Annotate, and is subject to the provision and requirements thereof; and is subject to the By-Laws for the administration thereof, as of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Wilson Place Condominiums, of record as aforementioned, easements as setback lines as set forth on the above plan of record.

This property is subject to a Master Deed of record in Book 6268, Page 296 and By-Laws of record in Book 6268, Page 304, in the Register's Office of Davidson County, Tennessee.

This property is subject to all matters shown on a plat of record in Plat Book 421, Page 183 and as amended in Plat Book 6200, Page 3, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3847 Whitland Avenue, Nashville, TN 37205

THIS CONVEYANCE IS SUBJECT TO: 2020 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. 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 my hand this the 5 day of February, 2020.

Sara C. Mills

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara C. Mills, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of February, 2020.

Notary Public

My Commission Expires:_____

LISA LITTLETON HOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES MARCH 25, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of February, 2020.

Notary Public

My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Map/Parcel: 103 16 OF 005.00