Karen Johnson Davidson County
Batch# 366322 DEEDWARR
03/04/2020 08:30:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20200304-0023559

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $230,000.00. Affiant Subscribed and sworn to before me, this the 28th day of February, 2020. Notary Public My commission expires:

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:
Jamie Day Chaney Mosley	New Owners	093-08-0-050.00
1420 Eastside Avenue		
Nashville, TN 37206		

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, **CHARLIE STATON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMIE DAY AND CHANEY MOSLEY, A MARRIED COUPLE**, 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. 55 on the Plan of J.B. Haynies Central Park of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to ADA of South Florida, LLC by Warranty deed from Amanda Paige, Trustee of the Ozark St. Trust of record in Instrument No. 20121008-0091771 Register's Office for Davidson County, Tennessee, dated September 26, 2012 and recorded on October 08, 2012.

Being the same property conveyed to Quintin Bass by Quitclaim deed from ADA of South Florida, LLC of record in Instrument No. 20161027-0113640 Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on October 27, 2016.

Being the same property conveyed to J.W. Barret, Trustee of The Sask Nash Trust by Quitclaim deed from Quintin Bass of record in Instrument No. 20161027-0113641 Register's Office for Davidson County, Tennessee, dated October 26, 2016 and recorded on October 27, 2016.

Being the same property conveyed to Charlie Staton, unmarried by Warranty deed from J.W. Barret, Trustee of The Sask Nash Trust of record in Instrument No. 20170502-0043164 Register's Office for Davidson County, Tennessee, dated April 13, 2017 and recorded on May 02, 2017.

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 1004 Ozark Street, Nashville, TN 37206, 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 28th day of February, 2020.

Charlie Staton

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 Charlie Staton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28th day of February, 2020.

Notary Public

My Commission Expires: 5-2-22

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

