THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 425432 **DEEDWARR**
06/24/2020 12:33:20 PM 4 pgs
Fees: $23.00 Taxes: $1,091.50

20200624-0068178

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **295,000.00**.

Kathleen Wilson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF June, 2020

Notary Public

MY COMMISSION EXPIRES: Jan 8, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Wilson	NEW OWNER	MAP
1216 Alfred Drive		PARCEL 102-14-0-059.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Thomas B. Wilson, Jr and James R. Wilson and Mittie Wilson Hale and Charles C. Wilson and Joseph S. Wilson and Glen Mabry Moseley and Emily Moseley Carr and Cole Wilson Moseley as Heirs at Law of Thomas B. Wilson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen Wilson**

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:

Land in Davidson County, Tennessee, being Lot No. 94 on the plat of Crest Meade, Section II, of record in Book 2331, Page 152, Register's Office for said County.

Said Lot No. 94 fronts 156.5 feet on the easterly margin of Alfred Drive and extends back 132.9 feet on the northerly line and 162.0 feet on the southerly line to a dead line in the rear, measuring 185.0 feet thereon.

Being the same property conveyed to Thomas B. Wilson, unmarried, by Warranty Deed from Jerry E. Mitchell and wife, Charlotte W. Mitchell, of record in Book 6989, Page 207, Register's Office for Davidson County, Tennessee, dated September 18, 1986 and recorded on September 24, 1986.

The said Thomas B. Wilson deceased on or about October 22, 2019, intestate, with Probate filed at Docket No. 19P2059, Circuit Court of Davidson County, Tennessee. His Heirs at Law are Thomas B. Wilson, Jr., James R. Wilson, Mittie Wilson Hale, Charles C. Wilson, Joseph S. Wilson and Kathleen Wilson Moseley. The said Kathleen Wilson Moseley having since died, intestate, on December 27, 2019, leaving her heirs at law, Glen Mabry Moseley, Emily Moseley Carr and Cole Wilson Moseley. See Affidavits of Heirship of Deanna Bossung and Roy Jordan, of record in Instrument No. 20200624-0068170 and Instrument No. 20200624-0068171, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1216 Alfred Drive, Nashville, TN 37205.**

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. 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 our hand(s) this the 23 day of June, 2020.

Glen Mabry Moseley

Glen Mabry Moseley

Thomas B. Wilson Jr.

by Glen Mabry Moseley, attorney-in-fact

Thomas B. Wilson Jr.
by Glen Mabry Moseley, Attorney-in-Fact

James R. Wilson

by Glen Mabry Moseley, attorney-in-fact

James R. Wilson
by Glen Mabry Moseley, Attorney-in-Fact

Mittie Wilson Hale

by: Glen Mabry Moseley, attorney-in-fact

Mittie Wilson Hale
By: Glen Mabry Moseley, Attorney-in-Fact

Charles C Wilson

Charles C. Wilson

Joseph S. Wilson

by Glen Mabry Moseley, attorney-in-fact

Joseph S. Wilson
by Glen Mabry Moseley, Attorney-in-Fact

Emily Moseley Carr

by Glen Mabry Moseley, attorney-in-fact

Emily Moseley Carr
by Glen Mabry Moseley, Attorney-in-Fact

Cole Wilson Moseley

by Glen Mabry Moseley, attorney-in-fact

Cole Wilson Moseley
by Glen Mabry Moseley, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8, 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8. 2024

R. L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Thomas B. Wilson, Jr.**, as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **James R. Wilson** as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Mittie Wilson Hale** as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Joseph S. Wilson** as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Emily Moseley Carr** as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Glen Mabry Moseley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Cole Wilson Moseley** as his Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 23 day of June, 2020.

My Commission expires Jan 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON