Karen Johnson Davidson County
Batch# 489451 DEEDWARR
10/05/2020 12:22:50 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20201005-0114941

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 2020

Notary Public

MY COMMISSION EXPIRES: 4/24/2023
(AFFIX SEAL)

Amelia Swanson State of Tennessee Notary Public Williamson County

MST 2020-1710 (Seller only)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Mosley and Kristen Mosley	NEW OWNER	133-13-0-121.00
(NAME)	(NAME)	
522 Elaine Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **Gary William Kinder and Stacie Clemmons Kinder, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Mosley and Kristen Mosley, husband and wife,** 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. 63 on the Plan of Abbay Hall, Section I of record in Plat Book 2331, Page 18, 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 Gary William Kinder and Stacie Clemmons Kinder, husband and wife by Warranty deed from The Heirs of the Estate of Mildred H. Carlton being Claudette Griggs and Donnie Carlton and Jackie L. Davis and Samuel Barrett Carlton and Matthew Glenn and Jac L. Glenn and Joc D. Glenn and Heirs of Estate of Estate of Terry Carlton - Terry L. Carlton, II, Samuel E. Carlton and Meloney C. Faulk of record in Instrument No. 20200622-0066278 Register's Office for Davidson County, Tennessee, dated June 04, 2020 and recorded on June 22, 2020.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2020, a lien not yet due and payable, which become payable on or after 10/01/2020 Subject to all matters shown on the Plan of record in Plat Book 2331, Page 18, Register's Office for Davidson County, Tennessee.

This property, known as 522 Elaine Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 2nd DAY OF October, 2020.

Gary William Kinder

Gary William Kinder

Stacie Clemmons Kinder

Stacie Clemmons Kinder

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gary William Kinder and Stacie Clemmons Kinder, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2nd day of October, 2020.

Notary Public

My commission expires: 4/24/2023

(SEAL)

