WARRANTY DEED

Karen Johnson Davidson County
Batch# 551941 DEEDWARR
01/11/2021 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20210111-0004737

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF January, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-455

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Martin Bender and Bethany Paige Pierce	First Horizon Bank	141 15 0D 036.00
(NAME) 7632 Staffordshire Drive	(NAME) 12719 Cantrell Road, Suite 200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kathryn Mosley, a married woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Scott Martin Bender and Bethany Paige Pierce, as tenants in common with rights of survivorship** (the "**Grantees**"), her heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot No, 36 on the Final P.U.D. Plan Planned Unit Development Phase I "Sheffield" on the Harpeth, of record in Book 6900, Page 10 and 11, Register's Office for said County.

Said Lot No. 36 fronts 76.02 feet on the Northeasterly margin of Shaffordshire Drive and extends back 140 feet on the Southeasterly line and 133.67 feet on the Northwesterly line to a dead line in the rear, measuring 109 feet thereon.

Being the same property conveyed to Kathryn Mosley, a married woman by Quitclaim Deed from Kathryn Mosley, formerly known as Kathryn Sauermann, a married woman, who acquired title as an unmarried woman and joined by her spouse John Mosley, of record in Instrument No. 20080430-0043932, Register's Office for Davidson County, Tennessee, dated April 16, 2008 and recorded on April 30, 2008.

Being the same property conveyed to Kathryn Sauermann an unmarried person by

Warranty Deed from Timothy A. Tull and wife Nancy M. Tull, of record in Book 11535, Page 46, Register's Office for Davidson County, Tennessee, dated June 17, 1999 and recorded on June 18, 1999.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 7632 Staffordshire Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantees, their heirs and assigns, in fee simple forever.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantees that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds herself, and her heirs and assigns, to warrant and forever defend the title to the Property to Grantees, their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

John Mosley joins in this conveyance to convey any marital interest he may have in the Property, but does not make any representations, warranties or covenants.

(Signatures on the following page)

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 8 day of January, 2021.

GRANTOR:

Kathryn Mosley

Kathryn Mosley

John Mosley

John Mosley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Kathryn Mosley and John Mosley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 8 day of January, 2021.

Notary Public

My Commission Expires: 5/2/2022

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Exp es: /22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY