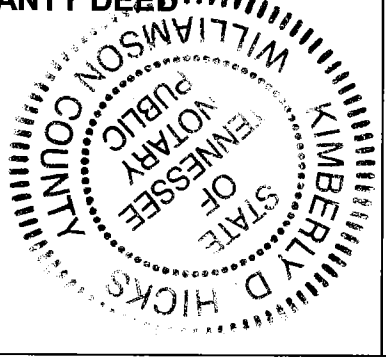
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2021.

Notary Public

MY COMMISSION EXPIRES: 2-21-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Glen Moseley	Glen Moseley	117130B038.00CO
(NAME)	(NAME)	
125 Abbottsford	125 Abbottsford	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, 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 **Gloria H. Brinton, a widow,**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Glen Moseley, an unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 125 on the Plan of Phase One, Abbottsford, a plat of which is of record in Plat Book 6250, Pages 419, 420, 421, Register's Office for Davidson County and to which plat reference is hereby made for further description of said property.

Being the same property conveyed to William D. Brinton, Jr., and wife, Gloria H. Brinton by Warranty Deed from Frank S. Bosland and wife, Viva J. Bosland, dated 03/17/1998 and recorded 03/20/1998, of record in Book 10846, Page 641, Register's Office for Davidson County, Tennessee.

The said William D. Brinton, Jr., died on April 28, 2011, leaving the said Gloria H. Brinton the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2021 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6250, Pages 419, 420, 421, and Plat Book 6800, Page 164, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Book 6478, Page 177, Amendments recorded in Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 10458, Page 810, and Instrument 200103300030930, First Amendment to Amended and Restated Corporate By-Laws of Abbottsford Homeowner Association, Inc of record in Book 8627, Page 254, and Book 9381, Page 876, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of

Karen Johnson Davidson County
Batch# 577947 DEEDWARR
02/24/2021 03:47:30 PM 4 pgs
Fees: $23.00 Taxes: $3,496.50
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first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Covenants, conditions, easements and restrictions recorded in Instrument 201312180127945, Instrument 201312180127946, Instrument 201404080029142, Instrument 201505110042928 , Instrument 201605230051264, Instrument 201605230051265, Instrument 201605230051266, Amended to By-Laws of record in Instrument 201312180127949, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Easement for Water line recorded in Book 1037, Page 572, and Book 1037, Page 572, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of recorded in Book 6555, Page 328, Register's Office for Davidson County, Tennessee.
Charter of Abbottsford Homeowners Association, Inc record in Book 6548, Page 213, Register's Office for Davidson County, Tennessee.
Quitclaim Deed convey to Abbottsford Homeowners Association, Inc., of record in Book 7175, Page 761, Register's Office for Davidson County, Tennessee.
First Amendment to Amended and Restated Corporate By-Laws of Abbottsford Homeowner Association, Inc of record in Book 9381, Page 876 and Book 8627, Page 254, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 125 Abbottsford, Nashville, TN 37215

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 22nd DAY OF FEBRUARY, 2021 .

Gloria H Brinton

Gloria H. Brinton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gloria Brinton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of February, 2021.

Notary Public:
My Commission Expires: 11/14/24



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

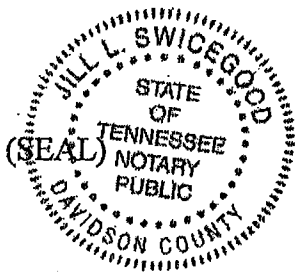
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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