BOX 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$142,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH DAY OF FEBRUARY, 2002.**

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/28/02 15:05 2pgs
Fees:13.00 Taxes:527.25
20020228-0025669

SHARLA THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher M. Hogan	**Countrywide Home Loans, Inc.**	**163-01-0026.00**
(NAME)	(NAME)	
4109 Highlander Court	**8501 Fallbrook Avenue, WH-82B**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**West Hills, CA 91304**	
(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, **Jerry A. Mowery II and wife Kimber L. Mowery**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher M. Hogan and wife Melissa J. Hogan**, 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. 27 on the Plan of Hickory Highland Place, Phase I, as of record in Plat Book 9700, Page 189, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jerry A. Mowery II and wife Kimber L. Mowery by deed of record in Book 11406, Page 17, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Jerry A. Mowery, II and Kimber L. Mowery by Linda Mowery as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020228 0025668, in the Register's Office for Rutherford County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4109 Highlander Court, Antioch, TN 37013**

(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 **26th day of February, 2002**.

Jerry A. Mowery II by Linda Mowery

Kimber L. Mowery by Linda Mowery

State of Tennessee County of Davidson

On this 26th day of February, 2002 before me personally appeared Linda Mowery, the person who executed the foregoing instrument on behalf of Jerry A. Mowery, II and Kimber L. Mowery, and acknowledged that they executed the same as the free act and deed of the said Jerry A. Mowery, II and Kimber L. Mowery, through Power of Attorney granted Linda Mowery, by the said Jerry A. Mowery, II and Kimber L. Mowery.

Notary Public

Commission Expires:

1-29-05

