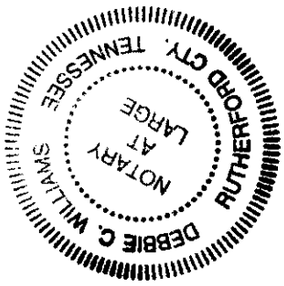
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

X Mary Angela Britt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2002.

Notary Public

MY COMMISSION EXPIRES: 3 20 05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
613 Potomac Place, Suite #205
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 05/15/02 08:15 2pgs
Fees:13.00 Taxes:488.40

20020515-0059463

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Angela Britt	RBC Mortgage Company	Map: 150
(NAME) 3448 Calais Circle	(NAME) 440 North Orleans	Group: 9-A
(ADDRESS) Antioch, TN 37013	(ADDRESS) Chicago Illinois 60610	Parcel: 189
(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, James A. Mosier Jr. and Wife, Sharon R. Mosier , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Angela Britt and Bunnie M. Ford, 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:

BEING Lot No. 311, Section 10, Phase 2 Forest View Park, as shown by plat of record in Plat Book 7900, page 720, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James A. Mosier Jr. and Wife, Sharon R. Mosier by deed from Fox Ridge Homes of record in Deed Book 9717, page 338, dated 06/26/95 and recorded on 06/30/95, Register's Office for said County.

Subject to all matters as set forth per Plat Book 7900, Page 720, Register's Office of said County.

Restrictive Covenants of record in Deed Book 7079, Page 472, Deed Book 7235, Page 411, Deed Book 8550, Page 755, Deed Book 9029, Page 978 and Deed Book 9029, Page 983, Register's Office of said County.

Plat sets out easement to Gas Company of record in Deed Book 2244, Page 13 and Deed Book 3463, Page 126, Register's Office for said County.

Plat sets out easement to Colonial Pipeline of record in Deed Book 3852, Page 679, Register's Office for said County.

Right - of - Way Easement as shown of record in Deed Book 4607ge 424egister's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 3448 Calais Circle, 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 29th day of April, 2002.

James A. Mosier Jr.

Sharon R. Mosier

STATE of Tennessee
COUNTY of Rutherford

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James A. Mosier Jr. and Wife, Sharon R. Mosier the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 4/29/2002

My Commission Expires: 3-20-05

Notary Public

File Number2204221
RETURN TO:
Cumberland Title Company
613 Potomac Place, Suite#205
Smyrna, TN 37167

