WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Laura A. Mucerino
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2003.

Jill Connors
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

JILL CONNORS NOTARY PUBLIC AT LARGE

Jill Connors
My Commission Expires
November 27, 2004

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Mucerino Jr.	Frank L. Mucerino, Jr.	115-8-79
(NAME)	(NAME)	
420 Powder Mill Road	PO Box 1102	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dickson TN 37056	
(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, **JOHN B. ENKEMA AND WIFE, MARY MORRIS ENKEMA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANK L. MUCERINO JR. AND WIFE, LAURA A. MUCERINO AND FRANK L. MUCERINO, III,** 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. 16 on the Plan of West Meade Village Tract, Section "B", of record in Book 1835, Page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to John B. Enkema and wife, Mary Morris Enkema by deed from I. Scott O'Neal and wife, Anna C. O'Neal of record in Book 9328, Page 422 and re-recorded in Book 9465, Page 724, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 420 Powder Mill Road, Nashville, TN 37205
(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 our hands this 10th day of January, 2003.

John B. Enkema

Mary Morris Enkema

Davidson County DEEDWARR
Recvd: 01/17/03 10:10 2pgs
Fees:13.00 Taxes:1054.50

20030117-0007414

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John B. Enkema and wife, Mary Morris Enkema , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2003.

Commission expires:



Jill Connors
My Commission Expires
November 27, 2004

Notary Public