#7243
Box 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,799.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tony D. Mohler	First Horizon Home Loan Corp.	25-11-2
(NAME)	(NAME)	
426 Rosehill Drive	5775-E Glenridge Drive Suite 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Atlanta, GA 30328	
(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, Robert N. Dutton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tony D. Mohler and wife Shena Mohler, 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. 69 on the Plan of Ranchwood Estates Section III of record in Plat Book 3300, Page 59, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 69 fronts 105 feet on the southerly side of Rosehill Drive and runs back between lines 405.73 feet on the easterly line and 354.23 feet on the westerly line to a broken line in the rear upon which it measures 117.06 feet thereon.

Being the same property conveyed to Robert N. Dutton, by deed of record in Instrument No. 20021115-0141966, 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 426 Rosehill Drive, Goodlettsville, TN 37072

(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.

Davidson County DEEDWARR
Recvd: 02/06/04 14:42 2pgs
Fees:13.00 Taxes:759.98

20040206-0014913

Witness my hand this 22nd day of January, 2004.

Robert N. Dutton

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~DAVIDSON~~ Henrico

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert N. Dutton with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Richmond, Virginia this 22nd day of January, 2004.

Commission expires: ~~May 28, 2006~~
My Commission Expires March 31, 2005

Tracy S. Jackson
Notary Public



JAN-22-2004 16:13 ADVANTAGE TITLE 615 777 2015 P.07