WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/04 15:41 2pgs
Fees:13.00 Taxes:462.13
20040820-0101175

MARK A. ELLMORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: November 25, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald C. Mozingo	Same as new Owner	64-16-C-61 CO
(NAME)	(NAME)	
811 Bexhill Court North		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

Paul D. Johnson and wife, Laurie Jere' Johnson,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald C. Mozingo, unmarried,

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. 68 on the Plan of Section Three, Wembley Downs, of record in Book 8250, Page 108, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Paul D. Johnson and wife, Laurie Jere' Johnson, by deed from Anthony U. Santini, unmarried, of record in Instrument No. 20000524-0052030, Register's Office for Davidson County, Tennessee.

(1) This conveyance is subject to any and all restrictions, easements and building setback lines of record and all matters appearing on the Plan of record in Plat Book 8250, page 108, said Register's Office including any restrictions ancillary thereto(2)zoning regulations(3)taxes that have been assumed by the Grantee herein.

This is unimproved ☐ This is improved ☒ property, known as 811 Bexhill Court North, Hermitage, TN 37076
(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 13th day of August, 2004.

8-13-2004
Paul D. Johnson

Laurie Jere' Johnson 8-13-04
Laurie Jere' Johnson

STATE OF TENNESEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Paul D. Johnson and wife, Laurie Jere' Johnson, 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 13th day of August, 2004.

Commission expires: November 25, 2006

Mark A. Ellmore Jr. Notary Public

