Return to: First Title and Escrow Company, Inc.
File Number 23289 Box 9B

# WARRANTY DEED

04-09-015-DA

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,774.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of September, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

DEE FILES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **Peter J. Mohler and Nancy L. Mohler, Husband and Wife** | SunTrust Mortgage, Inc. | 155.07-0B |
| (NAME) 6748 Cold Stream | (NAME) 201 Fourth Avenue North 7th flr | 037.00 CO |
| (ADDRESS) Nashville, TN 37221 | (ADDRESS) Nashville, Tennessee 37219 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **FRENCH RIVER DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Peter J. Mohler and Nancy L. Mohler, Husband and Wife**, hereinafter called the Grantee(s), 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. 38, POPLAR CREEK ESTATES, PHASE V, SECTION B-1 Subdivision (THE HIGHLANDS OF ALLENS GREEN), of record in Book 9700, Page 716, Register's Office for DAVIDSON County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING Part of the same property conveyed to FRENCH RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from POPLAR CREEK DEVELOPMENT CO., of record in Instrument No. 20030513-0064545, Register's Office for DAVIDSON County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Highlands of Allens Green, of record in Book 9472, Page 824, Book 10425, Page 93, Book 11356, Page 662; Assignment of Developers rights of record in Book 11429, Page 763 and as Instrument No. 20040524-0060854, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 09/22/04 08:04 2pgs
Fees:13.00 Taxes:890.86

20040922-0113745

BEING unimproved ☐
Improved ☒ property known as: 6748 Cold Stream, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** its hands, this 16th day of September, 2004

**FRENCH RIVER DEVELOPMENT COMPANY, LLC,**
**A TENNESSEE LIMITED LIABILITY COMPANY**

**By:** _____
**Hunter McDonald, III, Chief Manager**

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the Sate and County aforesaid, personally appeared Hunter McDonald, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HE oath acknowledged HIMSELF to be the CHIEF MANAGER of FRENCH RIVER DEVELOPMENT}}, the within named bargainor(s), a Tennessee LIMITED LIABILITY COMPANY, and that HE as such CHIEF MANAGER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the LIMITED LIABILITY COMPANY by HIMSELF as such officer.

Witness my hand and official seal at Brentwood, Tennessee, this 16th day of September, 2004.

My Commission Expires: 03/31/07

_____
Notary Public

