WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/04 16:23 2pgs
Fees:13.00 Taxes:810.30

20041228-0153362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES ~~June 21, 2008~~. 11-18-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TN TITLE PARTNERS, LLC, 7101 Executive Center Drive, Ste 122, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kurt Moberg	Kurt Moberg	83 06-0 053.00
(NAME)	(NAME)	
1615 Frankiln Avenue	1615 Franklin Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(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, Neal J. Cappellino and wife, Linnae Reeves Cappellino, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kurt Moberg and Star Moberg, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 12 on the Re-subdivision of lots in Block A, B, and C of Weakley Place of record in Book 547, Page 12, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being same property conveyed to Neal J. Cappellino and wife, Linnae Reeve Cappellino by deed from Victoria T. Dozier f/k/a Victoria T. Paul and husband John H. Dozier, dated February 17, 2000 of record in Instrument No. 20000223-0017759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for all public utilities applicable to this property; and taxes for the currant which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 1615 Franklin Avenue, Nashville, TN 37206

(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 December, 2004.

Neal J. Cappellino

Linnae Reeves Cappellino

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal J. Cappellino and wife, Linnae Reeve Cappellino, the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and whom acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 13th day of December, 2004.

Commission expires: June 21, 2008

Leila F. Schmeisser

Notary Public

LEILA F SCHMEISSER
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN