WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Glen Greenidge** 185-187 Connare Drive Madison, TN 37115	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **33-12; 149.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

WALTER ROY MOZINGO, JR.

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

GLEN GREENIDGE

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. 22, Primrose Meadows, Section 1, of record in Plat Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Walter Roy Mozingo, Jr., married, by deed from Primrose Properties, II, LTD, a limited partnership, of record in Book 8080, page 415, Register's Office for Davidson County, Tennessee.

This is improved ☐ property known as **185-187 Connare Drive, Madison, TN 37115**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 29th day of July, 2005.

Davidson County DEEDWARR
Recvd: 08/04/05 08:13 3 pg
Fees:18.00 Taxes:425.50
20050804-0091441

Walter Roy Mozingo Jr.
WALTER ROY MOZINGO, JR.

STATE OF NC
COUNTY OF Buncombe Henderson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **WALTER ROY MOZINGO, JR.**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of July, 2005.

Lacy June Collins
NOTARY PUBLIC

My Commission Expires: SEP 13 2005

LACY JUNE COLLINS NOTARY PUBLIC HENDERSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 28th day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BUYER / SELLER CERTIFICATION

Borrower: Glen Greenidge
Seller: Walter Roy Mozingo, Jr
Lender: New Century Mortgage
Settlement Agent: Music City Title & Escrow LLC
(615)353-0930
Place of Settlement: 116 3rd Avenue South
Nashville, TN 37201
Settlement Date: July 28, 2005
Property Location: 185-187 Connare Drive
Madison, TN 37115
Davidson County, Tennessee

The Buyer and Seller this date have checked, reviewed and approved the figures appearing on the Disclosure/Settlement Statement (Statement of Actual Costs), consisting of two (2) pages. Buyer acknowledges receipt of the payment of the loan proceeds in full, and Seller acknowledges payment in full of the proceeds due Seller from the settlement.

The Buyer and Seller understand that the tax prorations shown on the Settlement Statement are Based on the prior tax periods rate(s). The Buyer and Seller agree to adjust the tax prorations shown on the Settlement Statement when the actual advalorem tax bill is rendered. Seller agrees to forward the next tax bill to Buyer immediately upon receipt of the bill from the tax office. Buyer understands that the next tax bill (even though in the name of the Seller) is the responsibility of the Buyer.

Seller understands that the payoff figure(s) shown on the first page of the Settlement Statement are figures supplied to the Settlement Agent by the Seller's lender(s) and is/are subject to confirmation upon tender of payment. If the payoff figure(s) are inaccurate, Seller agrees to immediately pay any shortage(s) that may exist.

As part of the consideration of this sale, the contract between the parties is by reference incorporated herein and made a part hereof; the terms and conditions contained therein shall survive the closing and shall not merge upon the delivery of the warranty deed.

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Glen Greenidge

Walter Roy Mozingo, Jr

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Music City Title & Escrow LLC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U. S. Code Section 1001 & Section 1010.