WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/06 11:21 2 pgs
Fees:13.00 Taxes:895.40
20060612-0069509



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell L. Mennenga	Darrell L. Mennenga	Map 155-15-A
(NAME) 5205 Beech Ridge Road	(NAME) 5205 Beech Ridge Road	Pracel 133
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **JAMES A. MOBLEY AND WIFE, LUZ MINERVA BURGOS FUSTER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL L. MENNENGA AND WIFE, MARILYN A. MENNENGA,** 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. 133 on the Plan of Stonemeade, Section II, of record in Plat Book 7900, page 525, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Mobley and wife, Luz Minerva Burgos Fuster, by deed from Howard J. Tepper and wife, Jacqueline Tepper, of record in Instrument #20030623-0086190, said Register's Office.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 7900, page 525, said Register's Office; (c) Bylaws of record in Book 7701, page 331, Book 8349, page 43 and Book 8517, page 992, said Register's Office; and (d) restrictive covenants of record in Book 7701, page 290, Book 8349, page 43 and Book 8810, page 840, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5205 Beech Ridge Road, Nashville, TN 37221
(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 9th day of June, 2006.

James A. Mobley By Luz Minerva Burgos Fuster, Attorney in Fact

Luz Minerva Burgos Fuster

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Luz Minerva Burgos Fuster, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2006.

Commission expires: Exp. 11/24/07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2006, before me personally appeared Luz Minerva Burgos Fuster, to me known to be the person who executed the foregoing instrument on behalf of James A. Mobley and acknowledged that he executed the same as the free act and deed of James A. Mobley.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2006.

Commission expires:

Notary Public