WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/07 10:49 2 pgs
Fees:13.00 Taxes:1925.85
20070411-0043278

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,500.00

Denise Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2007.

Dana P. Mason
Notary Public

MY COMMISSION EXPIRES: 3-11-09
(AFFIX SEAL)

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Davis & wife, Tonia L. Moore-Davis	CTX Mortgage	Map 64-1
(NAME)	(NAME)	
1436 Station Four Lane	PO Box 199000	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75219	Parcel 119.00
(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, John C. Mires and Michael Hollingshead, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John R. Davis and wife, Tonia L. Moore-Davis, 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:

*John Robert Davis
** John C. Mires, unmarried and Michael Hollingshead, married

Being Lot No. 65 on the Plan of Phase Two, Cleveland Hall Subdivision, as shown of record in Instrument No. 20020304-0026804, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to John C. Mires and Michael Hollingshead by Warranty Deed from Lineberry Properties, Inc. filed of record 12/15/2005 in Instrument No. 20051215-0150660, Register's Office of Davidson County, Tennessee.

Grantee and Grantor have proassumes taxes for 2007, and subsequent years, which are a lien not yet due and payable.

Subject to all matters as shown on plat of record in Instrument No. 20020304-0026804, Register's Office of Davidson County, Tennessee.

Subject to restrictions as shown of record in Book 11725, Page 76, and Instrument No. 20050307-0024504, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 11725, Page 110, Register's Office of Davidson County, Tennessee.

Subject to any homeowners association dues/maintenance fees that may be assessed.

Subject to an easement in favor of BellSouth as shown of record in Book 11725, Page 325, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Cumberland Utility District as shown of record in Book 7994, Page 173, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of Metropolitan Government as shown of record in Book 8068, Page 524, Register's Office of Davidson County, Tennessee.

Subject to a public utility easement as shown of record in Book 7844, Page 242, Register's Office of Davidson County, Tennessee.

Subject to a sanitary sewer easement as shown of record in Book 8006, Page 677, Register's Office of Davidson County, Tennessee.

Charter for homeowners association filed of record in Book 11725, Page 70, Register's Office of Davidson County, Tennessee.

This is not the principal residence of either seller.

unimproved ☐

This is improved ☒ property, known as 1436 Station Four Lane, Old Hickory, TN 37138

(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 2nd day of April, 2007.

John C. Mires

[redacted]

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, John C. Mires and Michael Hollingshead, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 2nd day of April, 2007.

Commission expires: May 3, 2010

DELAINA D. SCOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Delaina D. Scoby Notary Public