WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 145,000.00
Davidson County DEEDWARR Recvd: 10/08/08 12:08 2 pgs Fees:13.00 Taxes:536.50 20081008-0102111	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **25th** DAY OF **September, 2008** Notary Public MY COMMISSION EXPIRES: 5/12/2012 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:

Commerce Union Title, LLC

100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

File # 08-090037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Braulio Enriquez	owner -	**176-02-0-031.00**
(NAME) **5036 Trailwater Drive**	(NAME)	
(ADDRESS) **Antioch,TN 37013**	(ADDRESS)	
(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, **Amy C. Mosier, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Braulio Enriquez,** unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 253, SECTION 15, PEPPERTREE FOREST Subdivision, as shown on plat of record in Plat Book 7900, Page 574, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amy C. Mosier, Unmarried by Warranty Deed from Canelia M. Tinsley, unmarried, recorded on the 5th day of September, 2003 in Instrument No. 20030905-0130267, in the Register's Office of Davidson County, Tennessee.
and # 20081008-0102110

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

unimproved ☐
This is improved ☒ property, known as **5036 Trailwater Drive, Antioch, TN 37013**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **25th** day of **September, 2008**.

Amy C. Mosier

Amy C. Mosier

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Wilson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Amy C. Mosier**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 9/25/2008.

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tabatha Edwards
NOTARY

MY COMMISSION EXPIRES:
November 7, 2011

MY COMMISSION EXPIRES: