WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/09 16:14 2 pgs
Fees:13.00 Taxes:895.40
20090715-0066454

State of Tennessee)
County of Davidson)

09-06-016

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of July, 2009

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
BENJAMIN C. MEZER AND MIRIAM G. MEZER, HUSBAND AND WIFE	First National Bank of Chester County thru Am Home Bank Division	142-3
(NAME) 820 Stirrup Drive	(NAME) 3840 Hempland Rd	22.00
(ADDRESS) Nashville, TN 37221	(ADDRESS) Mountville, PA 17554	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PATRICK GRANADO, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BENJAMIN C. MEZER AND MIRIAM G. MEZER, HUSBAND AND WIFE**, 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. 360 on the Plan of a Resubdivision of Lot Nos. 359, 360, 361, 366, and 367, Walnut Hill Manor Section 1, of record in Book 4955, Page 21, Register's Office for Davidson County, Tennessee.

Said Lot No. 360 fronts 116.0 feet on the northeasterly margin of Stirrup Drive and extends back 164.0 feet on the northwesterly line and 155.8 feet on the southeasterly line to a dead line in the rear, measuring 75.58 feet thereon.

BEING the same property conveyed to PATRICK S. GRANADO, by Deed from CSABA A. BIEGL AND SPOUSE, DORA BIEGL, dated May 17, 2005, of record in Instrument No. 20050524-0058675, 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 public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 820 Stirrup Drive, Nashville, TN, 37221.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, its hands, this 15th day of July, 2009

PATRICK GRANADO

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Patrick Granado, unmarried**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the within named bargainor(s), and that he as such executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of July, 2009.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smith

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Brooke Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

SCOTT D. WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON