WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR. 20, 2010

THIS INSTRUMENT WAS PREPARED BY:
Advantage Title and Escrow, 3325 Aspen Grove Drive, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachele Marie DiBacco	Flagstar Bank, FSB	103-02-0B-012.00-CO
(NAME)	(NAME)	
515 Bellmore Place	P.O. Box 7026	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Troy MI 48007-7026	
(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, Robin Elizabeth Mohr, Trustee, and Monte Hugh Mohr, Trustee of the Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Trust under contract dated 1/6/09, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rachele Marie DiBacco, a single woman, 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. 12 on the plan of Biltmore Place, of record in Plat Book 6200, Page 808, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Trust under contract dated 1/6/09, by Quitclaim Deed dated February 18, 2009 from Monte H. Mohr and wife Robin G. Mohr of record in Instrument No. 20090223-0015504 and Corrective QuitClaim Deed of record in Instrument No. 20090810 00 74869, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 515 Bellmore Place, Nashville, TN 37209

(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.

BILL GARRETT, Davidson County
Trans:T20090054315 DEEDWARR
Recvd: 08/10/09 10:04 2 pgs
Fees:13.00 Taxes:526.88
20090810-0074870

Witness our hands this 3rd day of August, 2009.

Robin Elizabeth Mohr and Monte Hugh Mohr
Revocable Trust under agreement dated 1/6/09

Robin Elizabeth Mohr, Trustee

Robin Elizabeth Mohr and Monte Hugh Mohr
Revocable Trust under agreement dated 1/6/09

Trustees

Monte Hugh Mohr, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robin Elizabeth Mohr and Monte Hugh Mohr with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of the Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Trust under agreement dated 1/6/09 and that he/she/they as such Trustees of the Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Trust under agreement dated 1/6/09 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 3rd day of August, 2009.

Commission expires: 11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public