MCB09-2632

Record & Return To:

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste.
Murfreesboro, TN 37128

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100001830 DEEDWARR
Recvd: 01/11/10 10:16 2 pgs
Fees:13.00 Taxes:469.53
20100111-0002309

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,900.00

Alice J Steinau
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of December, 2009

Carla Johnson
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-17-2011

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trymon Messer and Opal Messer	NEW OWNER	176-5-31.00
(NAME)	(NAME)	
4476 LaVergne Couchville Pike		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Jeffery S. Mazza and wife, Patricia Fawn Mazza**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Trymon Messer and wife, Opal Messer**, 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:

Being all of Lot No. 11, Hickory Woods, Section A, as shown by plat and survey of record in Plat Book 6900, page 511, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Jeffery S. Mazza and wife, Patricia Fawn Mazza by Warranty Deed from Holigan Family Investments, Inc., dated November 29, 1996 and recorded in Book 10279, page 546, Register's Office for Davidson County, Tennessee. Jeffery S. Mazza and Jeffrey S. Mazza are one and the same person.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4476 LaVergne Couchville Pike, Antioch, TN 37013

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, has 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 **29th** day of **December, 2009**

Jeffrey S. Mazza a/k/a Jeffery S. Mazza

Patricia Fawn Mazza

STATE OF TENNESSEE
COUNTY OF Rutherford

AND PATRICIA FAWN MAZZA (OS)

Personally appeared before me, the undersigned authority, **Jeffrey S. Mazza a/k/a Jeffery S. Mazza**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **December, 2009**

Notary Public

My commission expires:

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 12-17-2011