03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2010.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES: 2/11/13
(AFFIX SEAL)

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David B. Mass	CHURCHILL MORTGAGE CORPORATION	183050A16900CO
(NAME)	(NAME)	
48 Catspaw Place	761 OLD HICKORY BLVD., #400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	BRENTWOOD, TN 37027	
(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, Clem D Hizer and wife, Jill N. Hizer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David B. Mass and wife, Theresa L. Mass, 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 Lot No. 116, on The Plan of OCTOBER WOODS, PHASE 3, SECTION 6, a Planned Unit Development, according to plat and survey of record in Plat Book 9700, Page 915, of The Register's Office of Davidson County, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Clem D Hizer and wife, Jill N. Hizer, by Warranty Deed dated January 18, 2006 from Brian B. Johnson and wife Natalia V. Johnson (f/k/a Natalia V. Lyssenko) of record in Instrument No. 20060120-0007622, 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 408 Catspaw Place, 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.

BILL GARRETT, Davidson County
Trans:T20100009635 DEEDWARR
Recvd: 02/18/10 09:21 2 pgs
Fees:13.00 Taxes:532.80

20100218-0012253

Witness our hands this 12th day of February, 2010.

x _____
Clem D Hizer

x _____
Jill N. Hizer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clem D Hizer and wife, Jill N. Hizer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 12th day of February, 2010.

Commission expires:

1-21-2013

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public