BILL GARRETT, Davidson County
Trans: T20120093804 DEEDWARR
Recvd: 12/07/12 12:39 2 pgs
Fees: 13.00 Taxes: 937.58

20121207-0113030

WARRANTY DEED

Rebecca A. Dohoda
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dina G. Mozingo and Wanda K. Mozingo	PrimeLending	186040A011CO
(NAME)	(NAME)	
8045 Canonbury Drive	18111 Preston Rd, Ste 900	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Dallas, TX. 75252	
(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, **Todd A. Spangler and wife, Jacqueline D. Spangler**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dina G. Mozingo, unmarried and Wanda K. Mozingo, unmarried**, 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. 196 on the final plat of Burkitt Place, Phase 1A, Section 1, as of record in Instrument No. 20060315-0029572, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Todd A. Spangler and wife, Jacqueline D. Spangler, by Warranty Deed from Brookhaven Development, LLC dated April 2, 2007 of record in Instrument No. 20070411-0043426, Register's Office of Davidson County, Tennessee.

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 8045 Canonbury Drive, Nolensville, TN 37135

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 **3rd** day of **December, 2012.**

Todd A. Spangler

Jacqueline D. Spangler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Todd A. Spangler and Jacqueline D. Spangler**, 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 **3rd** day of **December, 2012.**

Notary Public

My commission expires:
08-23-2016

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON