WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040021 DEEDWARR
Recvd: 06/06/14 12:08 2 pgs
Fees:13.00 Taxes:725.20

20140606-0049452

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas Farley	SWBC Mortgage Corporation	085-12-0-A-001.00 CO
(NAME)	(NAME)	
3108 Rivers Edge Drive	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78216	
(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, **Bernard V. Mora and wife, Mary T. Mora**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas Farley and Rebecca Farley, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 on the plan of River's Edge, Section Two, Jackson Downs, Phase Two of record in Book 9700, page 414, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bernard V. Mora and wife, Mary T. Mora, by Warranty Deed from Kristine Wehmeyer, individually and as Administratrix of the Estate of Kathy M. Wehmeyer, deceased and Laura Yancey, dated August 29, 2011, of record in Instrument No. 20111103-0085812, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 9700, page 414 and Book 7900, page 556; Restrictions of record in Book 9820, page 334; Book 11098, page 1; Book 11098, page 21 and Instrument No. 20100927-0076802; Easement for sanitary sewer of record in Book 4819, page 860; Easement for drainage of record in Book 9857, page 77; Easement for sewerline of record in Book 5001, page 93; Easement for overhead line of record in Book 5848, page 105; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3108 Rivers Edge Drive, Nashville, TN 37214

(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.

Witness our hands this 30th day of May, 2014.

Bernard V. Mora

Mary T. Mora

CITY & STATE OF HAWAII
COUNTY OF ~~HONOLULU~~

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Bernard V. Mora and Mary T. Mora, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at HONOLULU (City), HAWAII (State), this 30th day of May, 2014.

Notary Public

LEE ANN N. CHOY
NOTARY PUBLIC
No. 07-112
STATE OF HAWAII

My Commission Expires:

LEE ANN N. CHOY
NOTARY PUBLIC
No. 07-112
STATE OF HAWAII

MAY 30 2014
Doc. Date: _____ # Pages 2

Notary Name: Lee Ann N. Choy First Circuit

Doc. Description WARRANTY DEED

Notary Signature MAY 30 2014 Date

NOTARY CERTIFICATION