WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140055718 DEEDWARR
Recvd: 07/31/14 14:02 2 pgs
Fees:13.00 Taxes:444.00
20140731-0068486

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016 (AFFIX SEAL)

KRISTEN M. TRAIL Notary Public At Large SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Francisco Javier Mojica	NEW OWNER	
(NAME) 416 Ezell Pk.	(NAME)	134-8-34
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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, **JAMES R. HENRY AND WIFE, CYNTHIA A. HENRY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCISCO JAVIER MOJICA AND GABRIELA MOJICA, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Bowood Heights Subdivision, of record in Book 2331, page 47, 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 James R. Henry and wife, Cynthia A. Henry by Deed from Herbert Lefon Logan dated November 30, 1995 of record in Book 9875, page 333, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2331, page 47, said Register's Office; and (c) sewer easement of record in Book 4986, page 9875, said Register's Office; (d) aviation easement of record in Book 9875, page 331, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 416 Ezell Pk., Nashville, TN 37217

(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 28 day of July, 2014.

James R. Henry, By: J. Gregory Hardeman, Attorney in Fact

Cynthia A. Henry, By: J. Gregory Hardeman, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of July, 2014, before me personally appeared J.Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of James R. Henry and Cynthia A. Henry and acknowledged that he executed the same as the free act and deed of James R. Henry and Cynthia A. Henry.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

Notary Public

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066