WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140075394 DEEDWARR
Recvd: 10/06/14 13:57 2 pgs
Fees: 13.00 Taxes: 1202.50

20141006-0092505

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2014 June 19, 2016

Notary Public

MY COMMISSION EXPIRES: 6/19/16

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susannah Johnson	New Owner	10306020500
(NAME)	(NAME)	
705 Branch Creek Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **Wayne Lee Mouser, Jr. and wife, Mary K. Mouser**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susannah Johnson,*** 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: *Evelyn **unmarried

Land in Davidson County, Tennessee, being Lot 28, on the plan of Brookside Courts Addition No. 3, as shown on plat of record in Plan Book 1835, Page 107, Register's Office for Davidson County Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Wayne Lee Mouser, Jr. and wife, Mary K. Mouser by Warranty Deed dated 12/15/2000 from Samuel Albert Buchanan and wife, Stephanie Buchanan of record in Instrument 20001219012415S, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 705 Branch Creek Road, Nashville, TN 37209
(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 September, 2014.

Wayne Lee Mouser, Jr.

Mary K. Mouser

State of Delaware
County of New Castle

Personally appeared before me, the undersigned, Wayne Lee Mouser, Jr. and Mary K. Mouser, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2014

CHRISTINE ALANE BYRNE NOTARY PUBLIC STATE OF DELAWARE MY COMMISSION EXPIRES June 19, 2016

Notary Public
My Commission Expires: 6/19/16