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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083658 DEEDWARR
Recvd: 11/05/14 14:31 2 pgs
Fees:13.00 Taxes:412.55
20141105-0102321

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 8, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF October, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Sherisa Moore	Pacific Union Financial, LLC. D/B/A Clearvision Funding	163-04-0A-128.00-CO
(NAME)	(NAME)	
3001 Hamilton Church Road, Unit 128	3 Macarthur Place, Suite 500	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Santa Ana, California 92707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, BENJAMIN MOZIE, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHERISA MOORE**, 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 Unit 128 Hamilton Crossings Townhomes, a planned unit development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BENJAMIN MOZIE, MARRIED, by deed from SHAUN DONOVAN, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record as Instrument No. 20100322-0020990, dated March 16, 2010, said Register's Office.

This property has never been the marital residence of Benjamin Mozie and Joy Mozie and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

This instrument is executed on behalf of Benjamin Mozie by pursuant to a Power of Attorney executed by him on the __ of October, 2014, of record in Instrument No 20141105-0102320, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is:						
Improved	property, known as	3001 Hamilton Church Road, Unit 128	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 Witness our hands this 4 day of October, 2014.

BENJAMIN MOZIE BY

ATTORNEY IN-FACT

Benjamin Mozie, by Chuddy Nnodu
Attorney-In-Fact

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, **Chuddy Nnodu,** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Benjamin Mozie,** as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 2014

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

Notary Public

My Commission Expires: _____