WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150024895 DEEDWARR
Recvd: 04/06/15 11:13 2 pgs
Fees:13.00 Taxes:438.45
20150406-0029499

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Samantha Major, a single person	Caliber Home Loans	07513008700
(NAME) 135 Bonnabrook Drive	(NAME) 3701 Regent Blvd. Ste 200	
(ADDRESS) Hermitage 37076	(ADDRESS) Irving, TX 75063	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighteen Thousand Five Hundred And No/100 Dollars ($118,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Becky R. Mofield, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Samantha Major, a single person**, 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 327, Hermitage Hills, Section 4, as shown on Plat of record in Plat Book 2900, Page 136, in the Register's Office, Davidson county, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Being the same property conveyed to Sharon Ann Hawkins, by Quitclaim Deed from Garry S. Hawkins, dated April 29, 1996, recorded May 1, 1996, in Book 10033, Page 418, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Becky R. Mofield, unmarried, by Warranty Deed from Sharon Ann Hawkins, married, dated June 21, 2013, recorded June 28, 2013, in Instrument No. 20130628-0066533, Register's Office for 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 135 Bonnabrook Drive, Hermitage, TN 37076

File Number: MTJ-150721

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 31st day of March, 2015.

Becky R. Mofield

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Becky R. Mofield, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of March, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

ROBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-150721