Davidson County	DEEDWARR
Recvd: 07/24/15 15:55	3 pgs
Fees:18.00 Taxes:1698.30	
20150724-0073163	

WARRANTY DEED

JESSICA M STORVIK STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/20/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack A. Darden	First Community Mortgage, Inc.	18700008300
(NAME)	(NAME)	
612 Rice Hill Road	262 Robert Rose Drive, Suite 301	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Gregory B. Mazzei and wife, Nancy K. Mazzei, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jack A. Darden and Manicia S. Weaver, 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:

Being a tract of land in the Fifth Civil District of Davidson County, Tennessee, being part of the property conveyed to William Roscoe Tanner, Jr. and wife, Kellye R. Tanner, by deed of record in Book 6451, Page 625, in the Register's Office for Davidson County, Tennessee, known as Tract II on the unrecorded survey made by Benny M. Cantrell, Tennessee Registered Land Surveyor No. 1638, dated June 21, 1994, and being more particularly described as follows, to-wit:

Beginning at a point in the southerly line of the William R. Tanner, Jr. property, said point being located N 84 deg. 23' 12" W 358.35 feet from the southwest corner of property conveyed to William Tanner by deed of record in Book 6419, Page 493, and being the southeasterly corner of this tract; thence with the northerly line of tract 8, N 84 deg. 23' 12" W 560.00 feet to an iron pin; thence with the easterly line of Gene Smith N 4 deg. 48' 55" E 433.05 feet to an iron pin; thence with southerly line of Edward W. Hill S 82 deg. 46' 17" E, 463.145 feet to an iron rod; thence, severing the lands of the William Roscoe Tanner, Jr. and wife, Kellye R. Tanner property of record in Book 6451, Page 625, S 7 deg. 57' 36" E 432.04 feet to an iron rod and the point of beginning.

Being the same property conveyed to Gregory B. Mazzei and wife, Nancy K. Mazzei by Warranty Deed from Walter L. Kaye and wife, Heidi J. Kaye of record in Instrument No. 20020213-0019161 Register's Office for Davidson County, Tennessee, dated January 31, 2002, and recorded on February 13, 2002.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 612 Rice Hill Road, Nolensville, TN 37135
(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 24th day of July, 2015.

Gregory B. Mazzei

Nancy K. Mazzei

STATE OF TENNESSEE

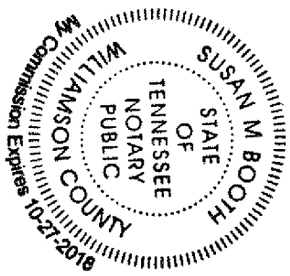
COUNTY OF WILLIAMSON

On this 24th day of July, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory B. Mazzei and Nancy K. Mazzei**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,



Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).