WARRANTY DEED

File #15305

BILL GARRETT, Davidson County
Trans:T20150063137 DEEDWARR
Recvd: 07/31/15 12:03 2 pgs
Fees:13.00 Taxes:978.65

20150731-0075751

STATE OF TENNESSEE
COUNTY OF DAVIDSON

LAURIE N DOUGLAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21ST~~ 29th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6/19/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Covert, *et ux.*	First Guaranty Mortgage Corporation	09805008700
(NAME)	(NAME)	
4136 Helena Bay Court	1900 Gallows Road, Suite 800	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tysons Corner, VA 22182	
(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, I, **Brian P. Moquin and Natasha V. Moquin, husband and wife, by and through their attorney in fact, Steve Varro,,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip Covert and Sarah Covert, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 7 on the Plan of Final Plat of Lake Park, Section Twelve of record in Plat Book 8250, Page 804, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brian P. Moquin and Natasha Moquin, husband and wife by Warranty deed from Hamid Toloogolzari, an unmarried individual and Zabihollah Shahhosseini, a married man of record in Instrument No. 20060907-0110870 Register's Office for Davidson County, Tennessee, dated September 5, 2006 and recorded on September 7, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 4136 Helena Bay Court, Hermitage, TN 37076

(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 my hand this 21st day of July, 2015.

Brian P Moquin

Brian P. Moquin, by Steve Varro, attorney in fact by Steve Varro attorney in fact

Natasha V. Moquin

Natasha V. Moquin, by Steve Varro, attorney in fact by Steve Varro attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2015, before me, appeared Steve Varro, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is Power of Attorney for Brian P. Moquin and Natasha V. Moquin, and that said instrument was signed in behalf of said Brian P. Moquin and Natasha V. Moquin as his/her free act and deed pursuant to a validly executed Specific Power of Attorney recorded simultaneously herewith in # 20150731-0075749 and # 20150731-0075750, Register's Office for Davidson County, TN.

WITNESS my hand and seal, this the 29th day of July, 2015.

Notary Public: _____

My commission expires: 6-30-18

(SEAL)

LISA WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206