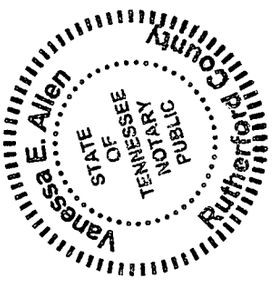
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $190,000.00

Affiant

Subscribed and sworn to before me this 27 day of Aug, 2015

Notary Public
My Commission expires: 8/18/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Theresa Ann Bizaca	IBERIABANK Mortgage Company	108-04-0A-004.00CO
704 Kennington N.	12719 Cantrell Road	
Nashville, TN 37214	Little Rock, AR 72223	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mikel Modine and wife, Mary Lisa Modine,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Theresa Ann Bizaca, a single person,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One, Villages of Larchwood, of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mikel Modine and wife, Mary Lisa Modine from Claytie L. Dilworth by Warranty Deed on April 11, 2003, of record in Instrument Number 20030421-0052301, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 7900, Page 106, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8067, Page 792, as amended in Book 8150, Page 765 and Book 8495, Page 747, Register's Office for Davidson County, Tennessee.
- Charter of Villages of Larchwood Association, Inc., of record in Book 8376, Page 933, Register's Office for Davidson County, Tennessee.
- Conveyance of the open space to Villages of Larchwood Association, Inc., of record in Book 8400, Page 677, Register's Office for Davidson County, Tennessee.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **704 Kennington N., Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150073722 DEEDWARR
Recvd: 08/31/15 11:11 2 pgs
Fees:13.00 Taxes:703.00
20150831-0087985

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 August 27, 2015.

Mikel Modine

Mary Lisa Modine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mikel Modine and Mary Lisa Modine** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 27, 2015

My commission expires 11-6-17

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY