BILL GARRETT, Davidson County
Trans: T20160009833 DEEDWARR
Recvd: 02/04/16 15:49 2 pgs
Fees: 13.00 Taxes: 484.70

20160204-0011125

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is 131,000.00

Janel Johnson
Affiant

Subscribed and sworn to before me, this 29th day of January, 2016.

Notary Public

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mohnactus, LLC	Mohnactus, LLC	**08514004600**
111 Guill Court	2008 Lynnhaven Court	
Nashville, TN 37214	Mt. Juliet, TN 37122	

FOR AND IN 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 ACKNOWLEDGE, WE,

Staci L. King and Dean King, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mohnactus, LLC, a Tennessee Limited Liability Company

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 No. 4-B on the Plan of Bainbridge Cluster homes, of record in Plat Book 6250, page 181, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Staci L. King and Dean King from Joyce W. Fields, Trustee of the Joyce W. Fields Revocable Trust, by Warranty Deed dated November 5, 2012 and of record in Instrument No. 20121113-0104531, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 111 Guill Court, Nashville, TN 37214.

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 in 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/our hand(s) this 29 day of January, 2016.

Staci L. King

Dean King

STATE OF Texas
COUNTY OF Upshur

Personally appeared before me, a Notary Public of said County and State, Staci L. King and Dean King, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of January, 2016.

Michele K Barnes
Notary Public

My Commission Expires: 10-14-16

MICHELE KATHERINE BARNES
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 10-14-2016