WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/16 09:01 3 pgs
Fees:18.00 Taxes:862.10
20160302-0019688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $233,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Anthony Raneri and Josephine Raneri	Movement Mortgage, LLC	161 14 0B 229.00
(NAME)	(NAME)	
229 Highland Villa Cir	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Three Thousand And No/100 Dollars ($233,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronald W. Mohler and Hilda J. Mohler, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anthony Raneri, an unmarried man and Josephine Raneri, an unmarried woman**, 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 Unit No. 229 of Highland Villa Condominiums, as shown in Plat Book 6200, Page 473, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Highland Villa Condominiums of record in Book 7278, Page 312, as amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153, Book 7600, Page 361, Book 8173, Page 84, Book 8199, Page 149, Book 8765, Page 610 and Book 10871, Page 232, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed, to which reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Ronald W. Mohler and wife, Hilda J. Mohler by Warranty Deed from Randolph H. Robertson, unmarried dated August 27, 2007 and recorded August 28, 2007 as instrument No. 20070828-0103064, in said Register's Office for Davidson County, Tennessee.

File Number: NAT-160291BSO

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 229 Highland Villa Cir, Nashville, TN 37211

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 25th day of February, 2016.

Ronald W. Mohler

Ronald W. Mohler

Hilda J. Mohler

Hilda J. Mohler

STATE OF TEXAS

COUNTY OF HAYS

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ronald W. Mohler and Hilda J. Mohler, husband and wife, the 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 25th of February, 2016.

Notary Public

My Commission Expires: 08/10/2016

(SEAL)

Brittany Cash
Notary Public,
State of Texas
Expires: 08/10/2016

File Number: NAT-160291BSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith