WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF September, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Wilson	Churchill Mortgage	
(NAME)	(NAME)	
8149 Charlotte Pike	761 Old Hickory Blvd. Ste 400	127/258
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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, **MONTE H. MOHR, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOLLY WILSON**, HEREINAFTER CALLED THE GRANTEE, 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. 7 on the Plan of E.L. Wallace Subdivision, of record in Book 6200, Page 550, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Monte H. Mohr by Quitclaim Deed from Robin Elizabeth Mohr and Monte Hugh Mohr, Co-Trustees of the Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Living Trust dated January 6, 2009, dated July 3, 2012, of record in Instrument No. 20120709-0060111, Register's Office for Davidson County, Tennessee; Previously being the same property conveyed to Robin Elizabeth Mohr and Monte Hugh Mohr, Co-Trustees of the Robin Elizabeth Mohr and Monte Hugh Mohr Revocable Living Trust dated January 6, 2009 by Quitclaim Deed from Monte H. Mohr and wife, Robin G. Mohr, dated February 18, 2009, of record in Instrument No. 20090223-0015506, said Register's Office; Previously being the same property conveyed to Monte H. Mohr by Quitclaim Deed from Dolores J. Mohr, dated July 6, 2001, of record in Instrument No. 20011015-0112095, said Register's Office; Previously being the same property conveyed to Monte H. Mohr, married by Warranty Deed from Mary E. Griffin Harden, married, dated January 18, 2001, of record in Instrument No. 20010122-0006295, said Register's Office.

Grantor is married, but said property is not the primary residence of Grantor or his spouse.

This conveyance is subject to 2016 real property taxes; and all matters appearing of record in Book 6200, Page 550, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160078517 DEEDWARR
Recvd: 09/07/16 15:38 2 pgs
Fees:13.00 Taxes:1035.63
20160907-0094288

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 6 day of September, 2016

MONTE H. MOHR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Monte H. Mohr, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6 day of September, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

Notary Public