Davidson County DEEDWARR Recvd: 07/28/17 10:21 3 pgs Fees:18.00 Taxes:510.60 **20170728-0076578**

33767

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan Anthony Mohr & Jennifer Mohr	Century Lending Company	069 03 0 027.00
(NAME) 4013 Fairview Drive	(NAME) 9931 Corporate Campus Drive Suite 1200	
(ADDRESS) Nashville TN 37218	(ADDRESS) Louisville KY 40223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty-Eight Thousand And No/100 Dollars ($138,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Happy Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Anthony Mohr and Jennifer Mohr, husband and wife**, 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:

Being Lot No. 6 of Block GG on the Map of Fairview Subdivision, as of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Said Lot No.6 fronts 50 feet on the southerly side of Fairview Drive and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Happy Homes, LLC by Warranty Deed from 1242 Property Solutions, LLC dated March 15, 2017 and recorded March 29, 2017 as Instrument No. 201703290030378, in said register's Office for Davidson County, Tennessee.

File Number: MFR-174432SSO

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 4013 Fairview Drive, Nashville, TN 37218

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 July, 2017.

Happy Homes, LLC
BY: William Sugg, Member
William Sugg, Member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared William Sugg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Member of Happy Homes, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of July, 2017.

Notary Public

My Commission Expires: 9-22-21

(SEAL)

JACOB L. ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: MFR-174432SSO

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

