THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170812886** **Return to:** **Rudy Title and Escrow, LLC** **2012 21st Avenue South** **Nashville, TN 37212** **FILE #: M-VRBS-171104**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 11th day of October, 2017. Notary Public My Commission Expires: 07/06/2020

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/06/2020

WARRANTY DEED

Address New Owner: Robert Stoppenbach and Carolyn Kluser-Stoppenbach 1104 Riverside Drive Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 044-15-0-410.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew Mohr and Shelley Mohr, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Stoppenbach and Carolyn Kluser-Stoppenbach, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 13, as shown on the map entitled Section B, Village of Old Hickory, of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW MOHR and wife, SHELLEY MOHR, by deed from MOLLY HAMILTON SWAN, THOMAS PATTERSON SWAN, SALLY WREN SWAN AND KATE TURNER SWAN, HEIRS AT LAW AND DEVISEES OF LOU K. SWAN, DECEASED, of record in Instrument No. 20070611-0069358, dated May 31, 2007, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 044-15-0-410.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 1424, page 67, said Register's Office.

This is improved property located at 1104 Riverside Drive Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

Bill Garrett Davidson County
Batch# 14320 **DEEDWARR**
10/17/2017 10:01:29 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20171017-0106185

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of October, 2017.

Andrew Mohr by Glenn Harris Attorney-in-fact
Andrew Mohr

Shelley Mohr by Glenn Harris Attorney-in-Fact
Shelley Mohr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Glenn Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Andrew Mohr and Shelley Mohr, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of October, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018