Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B18-2167

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Amy Dieterle
Affiant

Karen Y Johnson Davidson County
Batch# 153762 DEEDWARR
10/24/2018 12:02:12 PM 2 pgs
Fees: $13.00 Taxes: $647.50

20181024-0105403

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of October, 2018

Leslie Garside
Notary Public

Commission Expires: 1/20/19

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Deidre Wieszciecinski 1103 Ransom Way Nashville, TN 37217	Same as New Owner	135-10-0E-002.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, WE,

Daniel R. Mohn and wife, Petra M. Mohn

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Deidre Wieszciecinski

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 2, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No. 20130711-0072001 and amended in Instrument 20130719-0074970 and Instrument No. 20140703-0058673, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Daniel R. Mohn and wife, Petra M. Mohn by Warranty deed from R. J. York Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20140925-0088432 Register's Office for Davidson County, Tennessee, dated September 18, 2014 and recorded on September 25, 2014. (Value of consideration shown in aforementioned deed $116,961.00.) Being also known as 1103 Ransom Way Nashville, Tennessee 37217.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1103 Ransom Way, Nashville, TN 37217

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Daniel R. Mohn executes this instrument on behalf of Petra M. Mohn pursuant to a Specific Power-of-Attorney dated October 5, 2018 and filed for record in Instrument No. 20181024010902 in the Register's Office of Davidson County, Tennessee.

Dated this the 19th day of October, 2018.

Petra M. Mohn

BY: Daniel R. Mohn Attorney in fact
Daniel R. Mohn, Attorney-In-Fact

Daniel R. Mohn

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel R. Mohn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of October, 2018.

Notary Public
My Commission Expires: 3/31/21

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Daniel R. Mohn as Attorney in Fact for Petra M. Mohn**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed and as the free act and deed of the said Petra M. Mohn, for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 19th day of October, 2018.

Notary Public
My Commission Expires: 3/31/21