Karen Y Johnson Davidson County
Batch# 156199 DEEDWARR
11/02/2018 12:16:30 PM 5 pgs
Fees: $28.00 Taxes: $814.00
20181102-0108865

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31 day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-4-21
(AFFIX SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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).
Brittany Renee Mozo and Christopher Andrew Mozo	IBERIABANK d/b/a IBERIABANK Mortgage	148 14 0 083.00
(NAME)	(NAME)	
4726 Packard Drive	P.O. Box 7171	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Patrick Regg and Karen Rhodes and LaDonna Alvardado and Michael Regg, Sr and David Regg**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany Renee Mozo and Christopher Andrew Mozo, wife and husband**, 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. 36 on the Map of Blanchard Heights, of record in Book 2663, pages 62 and 63, Register's Office for said County, to which plat reference is hereby made for a more complete description thereof.

Beginning at a point in the south margin of Packard Drive at the corner of Lot Nos. 36 and 77; thence with the line between said lots, southeasterly 234.04 feet to a corner of Lot No. 35, thence with the line between Lots Nos. 35 and 36; westerly 226.38 feet to the east margin of Keeley Drive; thence with the margin of the same, northerly 172 feet to the beginning of a curve; thence around said curve, northeasterly 37.35 feet to the southerly margin of Packard Drive; thence with the margin of the same, northeasterly 136.85 feet to the point of beginning.

Being the same property conveyed to Albert E. Regg, Jr., and wife, Margaret A. Regg by Warranty Deed from Melview Homes, Inc. dated June 17, 1959 and recorded June 22, 1959 in Book 2921, Page 475, in said Register's Office for Davidson County, Tennessee. *The said Albert E. Regg, Jr., and wife, Margaret A. Regg having died on March 29, 2018 and March 17. 2017*

The said Margaret A. Regg having died on March 19, 2017 leaving Albert E. Regg Jr. as the surviving tenant by entirety. The said Albert E. Regg Jr. having died intestate on March 29, 2018, leaving as his sole heirs at law Patrick Regg, Karen Rhodes, LaDonna Alvarado, Michael Regg and David Regg. See Affidavit of Heirships recorded simultaneously here with.

201811020108859 201811020108860

File Number: MFR-188248FC

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 4726 Packard Drive, 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, 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 our hands this 31st day of Oct, 2018

Patrick Regg
Patrick Regg

Karen Rhodes by Patrick Regg Attorney in fact
Karen Rhodes by Patrick Regg Attorney in Fact

LaDonna Alvardado by Patrick Regg Attorney in fact
LaDonna Alvardado by Patrick Regg Attorney in Fact

Michael Regg Sr by Patrick Regg Attorney in fact
Michael Regg, Sr by Patrick Regg Attorney in Fact

David Regg by Patrick Regg Attorney in fact
David Regg by Patrick Regg Attorney in Fact

File Number: MFR-188248FC

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick Regg 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 31st of October, 2018.

JACOB L ALSUP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 20, 2020

Notary Public

My Commission Expires: 9-20-20

(SEAL)

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick Regg Attorney in Fact for Michael Regg, Sr 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 31st of October, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES SEPTEMBER 20, 2020

File Number: MFR-188248FC

STATE OF TENNESSEE

COUNTY OF Rutherford

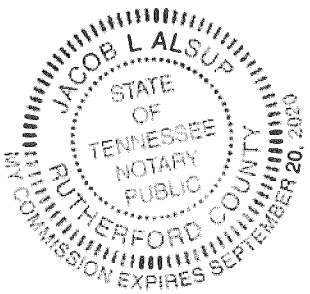
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick Regg Attorney in Fact for LaDonna Alvardado, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)



STATE OF TENNESSEE

COUNTY OF Rutherford

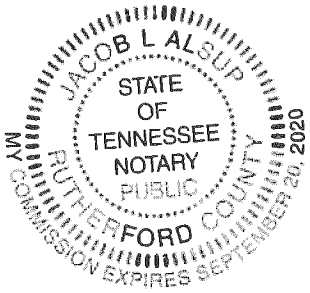
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick Regg Attorney in Fact for Karen Rhodes, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)



File Number: MFR-188248FC

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patrick Regg Attorney in Fact for David Regg, 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 31st of October, 2018.

Notary Public

My Commission Expires: 9-20-20

(SEAL)

JACOB L ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES SEPTEMBER 20, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MFR-188248FC