Karen Johnson Davidson County
Batch# 317875 DEEDWARR
11/20/2019 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $584.60
20191120-0120001

WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.2.22
(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).
Carter Series, LLC - Percy Priest Series	Carter Series, LLC - Percy Priest Series	108 03 0 086.00
(NAME)	(NAME)	
PO Box 681484	PO Box 681484	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37068	Franklin, TN 37068	
(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, **Kristin Mohr, f/k/a Kristin Mantei and husband, Tyler Mohr**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carter Series, LLC - Percy Priest Series, a designated series of Carter Series, LLC, a Tennessee limited liability company**, 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 Lot No. 68A on the plan of Zone Lot Division, Lots 60,61,68 & 69, Section Five, Patio Villa, of record in Plat Book 5200, Page 633, as amended in Plat Book 6250, Page 491, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kristin Mantei, an unmarried woman by Warranty Deed from Fred L. Howell Jr., a married man dated June 30, 2016 and recorded July 1, 2016 as Instrument Number 20160701-0067934, in said Register's Office for Davidson County, Tennessee.

Kristin Mantei is one an the same person as Kristin Mohr, now a married woman.

Tyler Mohr hereby signs to convey any interest he may have, martial or otherwise, as the spouse of Kristin Mohr.

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.

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unimproved ☐

This is improved ☒ property, known as 1126 Cabana Drive, Nashville, TN 37214

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 20th day of Nov., 2019

Kristin Mohr

Kristin Mohr

Tyler Mohr

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kristin Mohr and Tyler Mohr, within named 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 20th of November, 2019.

Notary Public

My Commission Expires: 4-18-2021

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-1910371SSO

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

