(3)

WARRANTY DEED

1147
13
1.60 DB

Karen Johnson Davidson County
Batch# 321255 DEEDWARR
11/27/2019 09:44:16 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00

20191127-0122745

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Mohr	Same as	162-06-0-388.00
(NAME)	(NAME)	
P.O. Box 53375	new owner	
(ADDRESS)	(ADDRESS)	
San Jose, CA 95153		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, , **James Peplinski,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Mohr,** 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:

Tract 1:

Land in the 16th Civil District of Sumner County, Tennessee, described as follows:

Beginning at a stake in the East right of way of South Russell Street, the southwest corner of Tract #2, running with South Russell Street, South 21 degrees, East 22 feet to a utility pole; thence South 35 1/2 degrees, East 22 feet to a utility pole; thence South 35 1/2 degrees ,East 93 feet to a stake in the East right of way of South Russell Street, the Northwest corner of Tract # 4; thence with Tract #4, North 75 1/2 degrees, East 308 feet by actual tied measurement 301.1 feet, to a stake in the line of Brizendine Northeast corner of Tract #4; thence with Brizendine North 15 degrees West 70 feet to a stake in the line of Brizendine Southeast corner of Tract #2; thence with Tract #2, South 80 degrees West 338 feet to the beginning.

Being the same property conveyed to James A. Peplinski and wife, Mary Peplinski by deed from Mel Martinez, Secretary of Housing and Urban Development dated August 23, 2002 and filed for record August 30, 2002 in book 1537, page 380, Register's Office for Sumner County, Tennessee. The said May Peplinski having died February 17, 2014 the property is vested to James A. Peplinski as the surviving tenant.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Bess Estates, Section II of record in Plat Book 4675, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James A Peplinski by deed from Mel Martinez, Secretary of Housing and Urban Development dated May 12, 2003 and filed for record May 16, 2003 as instrument No. 20030516-0067142

in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 4675, page 5, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and Restrictions of record in the Register's Office for Davidson County, (Tract 1) and Sumner County, (Tract II).

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 105 Roberty Yoest Drive, Antioch, TN 37013
1218 South Russell Street, Portland, TN 37148

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of October, 2019.

James Peplinski, by Triston Jacobs, his attorney in fact

State of Tennessee
County of Davidson

Personally appeared before me James Peplinski, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2019.

See attached

Notary Public _____
My Commission Expires: _____

File No.: 201910062

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Triston Jacobs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of James Peplinski, and acknowledged that he executed the same as the free act and deed of the said James Peplinski, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by the said James Peplinski and appearing of record in Book _____page _____, Register's Office for Sumner County, Tennessee and in Instrument NO. 20191127-0122744 Register's Office for Davidson County, Tennessee

WITNESS my hand and seal this 25 day of Oct 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY