WARRANTY DEED

Karen Johnson Davidson County
Batch# 341833 DEEDWARR
01/10/2020 01:26:39 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20200110-0003769

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 $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 4-16-23

(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 Dean Mohr	Same as New Owner	136-14-206
(NAME)	(NAME)	
P. O. Box 53375		136-14-163
(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, I, **James A. Peplinski, a widow** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Dean Mohr,** unmarried, 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. 1 and 2 on the Plan of Resubdivision of the Zone Lot Division of Lots 3-6, Harbor Gate, Section One of record in Instrument No. 20020328-0038221 amended in Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James A. Peplinski and spouse Mary Peplinski by deed from Muriel Hegwood, unmarried, and Karen Starks,, unmarried, dated September 18, 2003 and filed for record September 23, 2003 as Instrument No. 2003 0923-0140182 in the Register's Office for Davidson County, Tennessee. The said Mary Peplinski having since died the property is vested to James Peplinski as surviving tenant.

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

Subject to any and all matters appearing on the Plan of record in Instrument NO. 20020328-0038221, Register's Office for Davidson county, Tennessee.
Subject to Restrictions of record in Book 6597, page 157, Re-recorded in Book 6599, page 984 and Book 6486, page 436, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 712 & 714 - 716 & 718 Holder Drive, Nashville, TN 37217
(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 8th day of January, 2020.

James A. Peplinski

State of Tennessee
County of Davidson

Personally appeared before me Triston Jacobs with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence to who executed the foregoing instrument on behalf of James A. Peplinski, and acknowledged that he executed the same as the free act and deed of the said James A. Peplinski, and for the purposes therein contained by virtue of a Power of attorney duly executed by the said James A. Peplinski and appearing of record in instrument No. 20171127-0122744 in the Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal this 8th day of January, 2020.

Notary Public Judith C. Jacobs
My Commission Expires: 9-14-23

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 202001008