File 33227-8 Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 409708 **DEEDWARR**
06/03/2020 12:21:40 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20200603-0057008

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(AFFIX SEAL)

COLLEEN WATTERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Denise Leyes and Timothy J. Leyes, Sr.	New Day Financial, LLC	156050A01600CO
(NAME)	(NAME)	
922 Silkwood Circle	8160 Maple Lawn Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fulton, MD 20759	
(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, We, **Henry Mogan and Alice C. Mogan, married persons,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Denise Leyes and Timothy J. Leyes Sr., 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:

Land in Davidson County, Tennessee, being Unit No. 16 on the Plan of Harpeth Village PUD, Section 2. Phase 2, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village, of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry Mogan and Alice C. Mogan, married persons by deed dated December 2, 2015 from Danco Development Inc., DBA Franklin Heritage Homes of record in Instrument No. 20151203-0121977, Register's Office for Davidson County, Tennessee.

Henry Mogan is one and the same as Henry W. Mogan, Jr.

unimproved ☐

This is improved ☑ property, known as 922 Silkwood Circle, Nashville, TN 37221
(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 2nd day of June, 2020.

Henry Mogan

Alice C. Mogan

State of Tennessee
County of Davidson

On this 2nd day of June, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Henry Mogan and Alice C. Mogan, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 2nd day of June, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Leyes

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN