Karen Johnson Davidson County
Batch# 481708 DEEDWARR
09/24/2020 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $832.50
20200924-0109548

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $225,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st day of September, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY

BT Birthright Title, LLC

2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
James Mofield	Peoples Home Equity, Inc.	165-09-0A-0800.00
(NAME)	(NAME)	
1812 Lakewood Village Drive	5205 Maryland Way, Ste. 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Diana Joy Coombs, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **James Mofield**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot. No. 8 on the Plan of Lakewood Village, Section One, of record in Book 9700, Page 555, and Boundary Plat of record in Book 9700, Page 464 Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Diana Joy Coombs, unmarried, by deed from Fischer & Ford Group, LLC, of record in Book 11766, page 717, said Register's Office.

This property is __unimproved _X_improved property known as: 1812 Lakewood Village Drive, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 21st day of September, 2020.

Diana Joy Coombs

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diana Joy Coombs, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of September, 2020.

Notary Public
My Commission Expires: 4/20/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, **Jennifer Pennell,** 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 Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** 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: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022