WARRANTY DEED

Karen Johnson Davidson County
Batch# 555963 DEEDWARR
01/19/2021 11:16:14 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20210119-0007710

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 9-14-23

(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
Gary Bernard Hunter Sr. Robert Bursey	Interlinc Mortgage Services, LLC	07504013800
(NAME)	(NAME)	
517 St. Paul Drive	5875 N. Sam Houston Pkwy West, Suite 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Houston, TX 77086	
(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, **William Dean Mohr,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gary Bernard Hunter Sr. and Robert Bursey,** 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:

Being Lot No. 349 on the Plan of Tulip Grove, Section 6, as shown by plat of record in Plat Book 4460, Page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to William Dean Mohr, unmarried from James A. Peplinski and wife, Mary Peplinski, Husband and Wife, by Quitclaim Deed on June 16, 2007, of record in Instrument Number 20070727-0089253, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Book 4460, Page 19, Register's Office for Davidson County, Tennessee.

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

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

unimproved ☐

This is improved ☑ property, known as 517 St. Paul Drive, Hermitage, TN 37076
(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 15th day of January, 2021.

William Dean Mohr by Judith Jacobs his attorney in fact

William Dean Mohr, by Judith Jacobs, his attorney in fact

State of Tennessee
County of Davidson

On this the 15th day of January 2021, before me personally appeared Judith Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of William Dean Mohr, and who acknowledged that she executed same as the free act and deed of the said William Dean Mohr, by virtue of that Specific Power of Attorney, duly executed by the said William Dean Mohr duly recorded in the Register's Offices for Davidson, County, Tennessee.

WITNESS my hand and seal this 15th day of January, 2021.

CD2

Notary Public _____
My Commission Expires: 9-20-2022

File No.: 202012040

