WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/28/04 16:07 2pgs
Fees:13.00 Taxes:473.23

20040428-0048459

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,[illegible]0.00

Affiant

SUBSCRIBED AND SWORN TO BEFO[illegible] this 26th day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/27/04

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher A. Mobley	New Owner	Map 87-01
(NAME) 4321 Chesney Glen Drive	(NAME)	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	Parcel 45.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Todd M. Patton and Wife, Mika A. Patton ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher A. Mobley ,

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. 96, on the Plan of Section 1B, Chesney Glen, as shown by plat of record in Plat Book 9700, Page 289, 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 Todd M. Patton and wife, Mika A. Patton, by Deed from Beazer Homes Corp. d/b/a Phillips Builders, dated May 31, 2000, filed for record on June 2, 2000, in Instrument Number 200006020054844, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Book 10290, Page 256 and Book 11064, Page 911, Register's Office for said County.

Restrictive Covenants of record in Deed Book 10278, Page 279, Deed Book 10449, Page 215, Deed 10449, Page 217, Deed Book 10469, Page 924, Deed Book 10528, Page 73, Deed Book 10640, Page 944 and Deed Book 11317, Page 674, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4321 Chesney Glen 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 hand(s) this.

Todd M. Patton

Todd M. Patton

Mika A. Patton

Mika A. Patton

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Todd M. Patton and Wife, Mika A. Patton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of April, 2004

My Commission Expires: 1-23-06

Notary Public



File Number2404037

RETURN TO:
Cumberland Title Company
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Mt. Juliet, Tennessee 37122