(1)

WARRANTY DEED

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~DAVIDSON~~ Washington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/15/05 10:34 2 pgs
Fees:13.00 Taxes:549.45

20050415-0042078

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don D. Mobley	SunTrust Mortgage, Inc.	Map 104-09-G
(NAME)	(NAME)	
131 West End Place	201 Fourth Avenue North, 7th Floor	Parcel 34
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37219	
(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, **JAMES SCOTT BRIDGES, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DON D. MOBLEY AND WIFE, CLAUDIA B. 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 34 of Park Circle Condominiums of record in Master Deed Establishing the Horizontal Property Regime of Park Circle Condominiums of record in Book 6809, page 569 Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Scott Bridges, unmarried, by deed from Lauren Peters Fulkerson, married (f/k/a Lauren Peters, unmarried) of record in Instrument #20030623-0086407, said Register's Office.

This conveyance is subject to: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the Master Deed and Bylaws of record in Book 6809, page 569, Book 8834 page 727 and Book 9992, page 744, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 131 West End Place, Nashville, TN 37205

(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 hand this 13th day of April, 2005.

James Scott Bridges

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Scott Bridges, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14th day of April, 2005.

Commission expires:

Notary Public

