Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #17-1089

BILL GARRETT, Davidson County
Trans:T20170030891 DEEDWARR
Recvd: 04/12/17 11:41 2 pgs
Fees:13.00 Taxes:3293.00
20170412-0035809

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David Wesley Cobb, Jr. and Ledja Cobb, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **NBD Properties, LLC, an Arkansas limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 34, Green Hills Subdivision No. 2, as shown on plat of record in Plat Book 547, page 139. in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David Wesley Cobb, Jr., a married man by deed from Richard Powell and Anna Wilson, husband and wife, dated September 3, 2013, of record in Instrument No. 20130905-0093850, Register's Office for Davidson County, Tennessee. Ledja Cobb joins in this conveyance to convey any and all marital interest in the property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1703 Bonner Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of April, 2017.

David Wesley Cobb, Jr.

Ledja Cobb

State of Tennessee)
County of Davidson)

On this 7th day of April, 2017, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named David Wesley Cobb, Jr. and Ledja Cobb, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. ROSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 890,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of April, 2017.

~~Notary Public~~

~~My Commission Expires~~: _____

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
NBD Properties, LLC 2200 Don Tyson Parkway Springdale, AR 72762	NEW OWNER	131-3-115.00