6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2457 DEEDWARR
09/20/2017 08:21:19 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20170920-0096156

JUSTIN D. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

P-BHHS-17-407

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jerry M. Webb and Catherine A. Webb	**F & M Bank**	
(NAME) **407 Bradford Grn**	(NAME) **211 Indian Lake Blvd.**	**142-07-0C-033.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Hendersonville, TN 37075**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROLE ANN MOBLEY, TRUSTEE OF THE PATRICIA KNAPP FAMILY TRUST DATED JULY 26, 2017,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JERRY M. WEBB AND CATHERINE A. WEBB, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 33, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF ASHLEY GREEN, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 7184, PAGE 44, AS CORRECTED IN BOOK 7467, PAGE 279 AND AS AMENDED IN BOOK 7482, PAGE 312, AND INSTRUMENT NO. 20111101-0084880, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON BOUNDARY PLAT OF ASHLEY GREEN ON THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 978, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. JARUSINSKY, UNMARRIED BY WARRANTY DEED FROM HELEN M. REAGAN, MARRIED JULIA LYNN SAMUELS, MARRIED AND JEFFREY ALAN REAGAN, MARRIED OF RECORD IN BOOK 9817, PAGE 764, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 29, 1995 AND RECORDED ON OCTOBER 4, 1995.
ORDER TO CHANGE NAME FROM PATRICIA A. JARUSINSKY TO PATRICIA A. KNAPP OF RECORD IN BOOK 11098, PAGE 478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CAROLE ANN MOBLEY, TRUSTEE OF THE PATRICIA KNAPP FAMILY TRUST DATED JULY 26, 2017 BY QUITCLAIM DEED FROM PATRICIA A. KNAPP OF RECORD IN INSTRUMENT NO. 20170801-0078094 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 31, 2017 AND RECORDED ON AUGUST 1, 2017.

****Scrivener's Affidavits of record in Instrument No. 20170920-0096154 & 20170920-0096155, correcting prior typographical errors (incorrect unit number) on prior Deeds.**

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 978, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7140, Page 69, in the Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 5374, page 511, Register's Office for Davidson County, Tennessee.
- Easement (s) to State of Tennessee, as set forth in instrument recorded in Book 5407, page 643,

Register's Office for Davidson County, Tennessee.
- Easement (s) to Bellevue Assembly of God, as set forth in instrument recorded in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **407 Bradford Green, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF SEPTEMBER, 2017.

Carole Ann Mobley, Trustee of The Patricia Knapp Family Trust dated July 26, 2017

BY: Carole Ann Mobley, Trustee
Carole Ann Mobley
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROLE ANN MOBLEY, TRUSTEE of THE PATRICIA KNAPP FAMILY TRUST DATED JULY 26, 2017, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of September, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212