Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(2)

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 30th day of October, 2017.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 20595 **DEEDWARR**
11/01/2017 01:24:38 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20171101-0112090

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Phillip D. Townsend **Cynthia R. Townsend**	**New Owner**	**Map/Parcel 043-10-0-C-029.00CO**
234 Jenna Lee Circle		
Madison, TN 37115		

FOR AND IN 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 ACKNOWLEDGE, WE,

Melissa D. Mobley, a single woman

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

Phillip D. Townsend and Cynthia R. Townsend, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of record in Exhibit "C", Declaration of Covenants, Conditions, and Restrictions for Bixler Farms Townhomes, a Horizontal Property Regime, of record in Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Melissa D. Mobley, a single woman, by Warranty Deed, from Bixler Farms, LLC, a Tennessee limited liability company, dated December 14, 2015, of record in Instrument No. 20151218-0127490, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Restrictive covenants contained in an instrument of record in Instrument No. 20070213-0018434, Register's Office for DAVIDSON County, Tennessee.
Rules and Regulations of record in Instrument No. 20161006-0106099, Register's Office for DAVIDSON County, Tennessee.
Easement and Maintenance Agreement of record in Instrument No. 20100317-0020036, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Instrument No. 20070521-0060525, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 8870, Page 845, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metropolitan Government of record in Instrument No. 20060526-0062495, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 6193, Page 129, and Instrument No. 20060526-0062409, Register's Office for DAVIDSON County, Tennessee.

Detention Facility and Easement Agreement of record in Instrument No. 20051129-0143580, Register's Office for DAVIDSON County, Tennessee.
Easement Grant and Agreement to remove house of record in Instrument No. 20051129-0143579, Register's Office for DAVIDSON County, Tennessee.
Deed to Metropolitan Government of record in Book 5698, Page 684, Register's Office for DAVIDSON County, Tennessee.
Easement to Madison Suburban Utility District of record in Book 2991, Page 287, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 234 Jenna Lee Circle, Madison, TN 37115.

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 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 30th day of October, 2017.

Melissa D. Mobley
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Melissa D. Mobley, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Melissa D. Mobley and is authorized by Melissa D. Mobley, to execute this instrument on his/her behalf.

Witness my hand, at office, this 30th day of October, 2017.

Notary Public

My Commission Expires:_____

File #: **170561JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
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ALICIA R HAMILTON
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