(1)

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

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bernard Marc Cormier and Lesley Quintanilla	First Community Mortgage, Inc.	142 09 0E 013.00
(NAME)	(NAME)	
1213 General George Patton Road	750 Old Hickory Blvd, Bldg One, Ste 262	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Seven Thousand Nine Hundred And No/100 Dollars ($267,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ronnie Clifford Gobble, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bernard Marc Cormier, an unmarried person and Lesley Quintanilla, an unmarried person**, 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 1213, together with the carport designated to be 1213-C, in River Plantation, Section 7, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of Section Seven, Phase One, River Plantation, Condominium Apartments, recorded in Book 5200, Pages 705 and 706, Register's Office for Davidson County, Tennessee and described in a Master Deed recorded in Book 6226, Page 9, said Register's Office.

Being the same property conveyed to Ronnie Clifford Gobble, a single man by Warranty Deed from Molly T. Jowers and husband, Jim L. Jowers dated June 20, 2014 and recorded June 27, 2014 as Instrument No. 20140627-0056730, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-177932SSO

Bill Garrett Davidson County
Batch# 32346 **DEEDWARR**
12/01/2017 12:43:13 PM 2 pgs
Fees: $13.00 Taxes: $991.23



20171201-0122860

unimproved ☐
This is improved ☒ property, known as 1213 General George Patton Road, Nashville, TN 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 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, has 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 our hands this 29th day of November, 2017

Ronnie Clifford Gobble

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ronnie Clifford Gobble, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of November, 2017.

Notary Public

My Commission Expires: 8/21/18

(SEAL)

Michael J. Carter
Notary Public, ID No. 516380
State at Large, Kentucky
My Commission Expires on Aug. 21, 2018

File Number: GRN-177932SSO