Box #14 31841.3

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 222114 **DEEDWARR** 04/26/2019 08:16:41 AM 2 pgs Fees: $13.00 Taxes: $1,135.90 20190426-0038311	The actual consideration or value, whichever is greater, for this transfer is **$307,000.00.** Affiant Subscribed and sworn to before me, this the **25th** day of **April, 2019.** Notary Public My commission expires: 4.8.2019 (AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Will D. Mobley **Jill B. Mobley**	**Will D. Mobley** **Jill B. Mobley**	**061-14-0-212.00**
3796 Hilltop Avenue	**1101 South By Pass**	
Nashville, TN 37216	**Kennett, Mo 63857**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Brian Walters and Colleen Walters, husband and wife

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

Will D. Mobley and Jill B. Mobley, a married couple

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 Lot No. 4 on the Plan of The Resubdivision of Maplewood Home Tract, of record in Instrument No. 20000626-0063258, amending Plat Book 6200, Page 710, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Brian Walters, unmarried, by Deed dated October 23, 2015 from Misty Spence and husband, Nathan Spence, of record in Instrument No. 20151027-0109172, Register's Office for Davidson County, Tennessee.

Colleen Walters, spouse of the above named Brian Walters, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as shown in Instrument No. 20000626-0063258, amending Plat Book 6200, Page 710, Register's Office for Davidson County, Tennessee;

2) Deed of Conveyance for a water main of record in Book 7453, Page 517, Register's Office for Davidson County, Tennessee;

3) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **3796 Hilltop Avenue, Nashville, TN 37216**

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 **25th** day of **April, 2019.**

Brian Walters

Colleen Walters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Brian Walters and Colleen Walters,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **April, 2019.**

Notary Public

My Commission Expires: 4/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY