Karen Johnson Davidson County
Batch# 241207 DEEDWARR
06/10/2019 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20190610-0055679

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me, this 7th day of June, 2019

Notary Public

My commission expires: 5/3/2020

Sondra Brown State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kyle L Godfrey **Bailey B Godfrey**	**Churchill Mortgage Corporation**	**042110B11000CO**
158 Cobbleston Place Drive	**761 Old Hickory Blvd Ste 400**	
Goodlettsville, TN 37072	**Brentwood, TN 37027**	

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,

Benjamin A. Davis and Kristina Davis, husband and wife

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

Kyle L Godfrey and Bailey B Godfrey, 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 30 of Cobblestone II Townhomes established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated under the Declaration of Covenants, Conditions, and Restrictions for Cobblestone II Townhomes of record in Instrument No. 20160401-0031281, corrected by Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now hereafter established over, though, or upon the land embracing the regime and the buildings thereof, said Unit being depicted on Exhibit B to said Declaration of Covenants, Conditions and Restrictions; together with a percentage interest in the common elements and voting percentage as set forth in said Declaration of Covenants, Conditions and Restrictions.

Being the same property conveyed to Benjamin A. Davis and Kristina Davis, husband and wife, by Warranty Deed from Mid-TN Capital, LLC, dated August 30, 2017, of record in Instrument No. 20170905-0091047, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed of record in Instrument No. 20160401-0031281 and Amendment of Master Deed of record in Instrument No. 20160929-0102734, said Register's Office.

Restrictions of record in Book 2271, page 71, Book 3870, page 687, Instrument No. 20081229-0123139, Instrument No. 20160401-0031279, said Register's Office.

Easements of record in Book 421, page 44, Book 2330, page 10, Book 2443, page 558, Book 4362, page 966-981, Book 4468, page 452-469, Book 7030, page 404, Book 8590, page 304-308, Instrument No. 20020215-0019975, Instrument No. 20040819-0100484, Instrument No. 20060628-0077506, Instrument No. 20080612-0060827, Instrument No. 20090114-0003605, Instrument No. 20100311-0018694, Instrument No. 20140114-003779, said Register's Office.

HOA Charter of record in Instrument No. 20160401-0031280, said Register's Office.

Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20150825-0085830, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 158 Cobbleston Place Drive, Goodlettsville, TN 37072.

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, have a good right to convey it and the same in 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.

_____ Date: 6/7/19
Benjamin A. Davis

_____ Date: 6/7/19
Kristina Davis

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Benjamin A. Davis and Kristina Davis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of JUNE, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
NOTARY PUBLIC
TENNESSEE
SUMNER COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY