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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 190721466** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $137,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of July, 2019.<br><br>Notary Public<br>My Commission Expires: |

Karen Johnson Davidson County
Batch# 266610 DEEDWARR
08/05/2019 10:59:40 AM 2 pgs
Fees: $13.00 Taxes: $506.90
20190805-0077267

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Wendy D. Mobley<br>591 Thomas Jefferson Circle<br>Madison TN 37115 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>034-05-0A-076.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Halston Cutrell, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Wendy D. Mobley**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76 on the Plan of Monticello Manor, as shown on plat of record in Plat Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Halston Cutrell, a single man by Warranty Deed from Gregory Chad Weakley and Melissa Sue Weakley, husband and wife, recorded on the 1st day of September, 2016 in Instrument No. 20160901-0092156, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MONTICELLO MANOR, as recorded in Plat Book 6250, Page(s) 551.

Terms and provisions of By-Laws of recorded in Book 6643, Page 950, amended in Book 11259, Page 994 and Instrument No. 20050228-0021548.

Easement for Telecommunications, recorded in Instrument No. 20140114-0003779.

Conveyance for Common Areas recorded in Book 6716, Page 749, Re-Recorded in Book 6717, Page 362.

This is improved property located at 591 Thomas Jefferson Circle Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of July, 2019.

Halston Cutrell

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Halston Cutrell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2019.

JONATHAN HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 8, 2023

Notary Public
My Commission Expires: _____