Karen Johnson Davidson County
Batch# 266612 DEEDWARRSP
08/05/2019 11:00:38 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50

20190805-0077270

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $365,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2019. Notary Public My Commission Expires:

CONNIE CANTRELL
STATE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 9, 2022

Address New Owner As Follows: Stacy Curry and Cameron Johnson 5105 Brucewood Drive Nashville, TN 37211	Send Tax Bills To: New Owner	Map-Parcel Number: 16106012800

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HUNTER R. MOBLEY, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **STACY CURRY and CAMERON JOHNSON, joint tenants**, hereinafter called the Grantees,

their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 209 on the Plan of Huntington Park, of record in Book 4178, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hunter R. Mobley, unmarried, by deed dated September 14, 2013, from R. Whitney Stevens, Jr and wife, Anne G. Stevens, of record in Instrument No. 20130906-0094376, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Restrictive Covenants for Huntington Park, Section Two, of record in Book 4393, page 383, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5105 Brucewood Drive, Nashville, TN 37211**.

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 Grantor covenants with the said Grantees that he is 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 further covenants and binds himself, his heirs and assigns, 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, arising by, through or under the Grantor, but not further or otherwise.

<Signature page to follow.>

WITNESS my hand this 31st day of July, 2019.

Hunter R. Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter R. Mobley, the within named bargainor, 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.

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

Notary Public

My Commission Expires: _____