Karen Johnson Davidson County
Batch# 277958 DEEDWARR
08/30/2019 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $887.63
20190830-0087751

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2023

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Collins Jr.	REGIONS BANK	34-14-0A-037.00
(NAME)	(NAME)	
1505 Stoney River Lane	2630 PARKWAY OFFICE CIRCLE	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	BIRMINGHAM, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kristin Cobb, formerly Kristin N. Jordan, and husband Carlton J. Cobb** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James Collins Jr., a married man** 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. 37 on the plat of FINAL CLUSTER PLAT OF CUMBERLAND BEND, as shown by plat of record in Instrument Number 20091231-0118971, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and and accurate legal description.

Being the same property conveyed to Kristin N. Jordan, **an unmarried woman by Warranty** Deed from Lyle C. Lassiter, married, dated August 8, 2016 and recorded in **Instrument Number 20160812-0083**972, Register's Office for Davidson County, Tennessee. NOTE: Kristin N. Jord**an having since married and is now** known as Kristen Cobb. Carlton J. Cobb joins this conveyance to convey **any and all interest he may have in** the above described property, including, but not limited to his marital interest.

Subject to:

All matters found on plan of record in Instrument Number **20091231-0118971, Register's Office** for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20080507-0047106 and 20100331-0024184, Register's Office for Davidson County, Tennessee.

Easements of record in Book 4854, page 658 and Instrument Numbers 20060531-0063526 and 2007035160, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument Number 20060727-0090943, Register's Office for Davidson County, Tennessee.

Common Areas conveyed to Homeowners Association of record in Instrument Number 20130422-0039938, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions, and setback lines, if any and all easements for public utilities.

unimproved ☑

This is improved ☐ property, known as 1505 Stoney River Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 hands this 27th day of August, 2019.

Kristin Cobb

Carlton J. Cobb

State of Tennessee
County of Davidson

Personally appeared before me Kristin Cobb and Carlton J. Cobb with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of August, 2019.

Notary Public

My Commission Expires: 11.8.21

File No.: 201907042

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

