Name and Address of New Owner:
Kendra Smith and Kimberly Crutcher
118 4th Avenue
Madison, Tennessee 37115

Send Tax Bills To:
Highlands Residential Mortgage, Ltd.,
12001 N. Central Expressway, Suite 750
Dallas, Texas 75243

Karen Johnson Davidson County
Batch# 374540 DEEDWARR
03/19/2020 08:50:51 AM 3 pgs
Fees: $18.00 Taxes: $647.13
20200319-0030247

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Map & Parcel No: 043-13-0-435

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brennon R. Mobley and Lillian Waites Mobley, husband and wife** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kendra Smith, a single woman and Kimberly Crutcher, a single woman, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24, Block "C" on the plan of Forest Park Subdivision of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brennon R. Mobley and Lillian Waites Mobley, husband and wife, by Quitclaim Deed from Brennon R. Mobley and Lilian Waites Mobley, husband and wife dated September 10, 2018 and recorded September 12, 2018 as Instrument No. 20180912-0090412, Register's Office for Davidson County, Tennessee.

Being further the same property conveyed to Brennon R. Mobley and Lillian Waites Mobley, husband and wife, by Warranty Deed from William M. Nash dated December 15, 2017 and recorded December 19, 2017 as Instrument No. 20171219-0129144, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of March, 2020.

Brennon R. Mobley

Lillian Waites Mobley by Brennon Mobley, her Attorney-In-Fact HER ATTORNEY-IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brennon R. Mobley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand this 17th day of March, 2020.

Notary Signature

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~12th~~ 17TH day of March, 2020, before me personally appeared Brennon R. Mobley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lillian Waites Mobley, and who acknowledged that he executed the same as the free act and deed of Lillian Waites Mobley.

Witness my hand this 17th day of March, 2020.

Notary Signature

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 17th day of March, 2020.

Notary Public
My commission expires: JAN. 3, 2023
File No. 2020-1985-TN

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023