WARRANTY DEED	STATE OF TENNESSEE (as) DAVIDSON COUNTY OF ~~WILLIAMSON~~ THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00. Brian Mitchell Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MARCH, 2020. Dana Delworth Notary Public MY COMMISSION EXPIRES: 07/06/2020 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 380165 DEEDWARR
04/01/2020 08:14:58 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20200401-0034747

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew L. Mitchell	new owner	Parcel ID: 171 03 0B 131.00
(NAME)	(NAME)	
641 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Monica A. Maynard Corbin, a married woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Matthew L. Mitchell, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 47 of Townhomes of Fredericksburg, a Horizontal Property Regime located in Brentwood, TN, together with Easements as shown on the plat of Townhomes of Fredericksburg, Phase One, recorded in Book 9700, page 534, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 10126, page 435, Book 10224, page 683 as corrected in Book 10294, page 850, amended in Book 10393, page 11, Book 10628, page 517, Book 11682, page 75 and Instrument No. 20000718-0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Fredericksburg, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Book 10126, page 435, Book 10224, page 683 as corrected in Book 10294, page 850, amended in Book 10393, page 11, Book 10628, page 517, Book 11682, page 75 and Instrument No. 20000718- 0070558 as re-recorded in Instrument No. 20050705-0076596, said Register's Office, and By-Laws in Book 10126, page 486, Book 10275, page 959, Book 11550, page 554 and in Instrument No. 20150102-0000219, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Monica A. Maynard by Warranty Deed from Lycinda B. McCormick, unmarried dated December 17, 2012 and recorded December 18, 2012 as Instrument No. 20121218-0116642, in said Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-LL-20-641-304

Raymond Corbin, husband of Monica A. Maynard Corbin hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest he may have in and to the subject property by reason of his marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☒ property, known as 641 Old Hickory Blvd., Unit 304, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 our hands this 27th day of March, 2020.

Monica A Maynard Corbin by
Laurie M Hart Atty In Fact

Monica A. Maynard Corbin by Laurie M. Hart Attorney In Fact

Raymond Corbin by
Laurie M Hart Atty In Fact

Raymond Corbin by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, 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 Monica A. Maynard Corbin and Raymond Corbin, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Monica A. Maynard Corbin and Raymond Corbin, for the purposes therein contained.

Witness my hand and official seal, this the 27th day of March, 2020.

Makeysha Sorensen

Notary Public

My Commission Expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021