Karen Johnson Davidson County
Batch# 389444 DEEDWARR
04/21/2020 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,166.98
20200421-0041954

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3135113

Return to:
SAME AS ABOVE

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is $ 315,400.00.

Affiant

Subscribed and sworn to me, this the 17TH day of April, 2020.

Notary Public

My commission expires:

Property Address: 227 Melmack Drive Nashville, TN 37211	**Parcel ID**: 148-06-0-066.00
Property owner: JENNIFER LYNN COBB	**Mail tax bills to:** CMG FINANCIAL 3160 CROW CANYON RD, STE 400 SAN RAMON, CA 94583

THIS INDENTURE is made effective the 17 day of April, 20 20, by **Kayla R. Hester, unmarried,** First Parties, for the purpose of conveying the premises described herein to Jennifer Lynn Cobb and William Cobb, III, wife and husband, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52, on the Re-Subdivision of Lots 52 and 53, Murray Heights of record in Plat Book 6050, Page 505, in the 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 Kayla R. Hester, unmarried, by Warranty Deed dated September 29, 2017 from Joe A. Peach, Jr. and Sandra L. Peach, recorded October 5, 2017 at Instrument No. 20171005-0102327, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Restrictions. dedications, reservations. setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 2663, Page 37, Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Book 6050, Page 505 and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 6181, Page 67, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein.

TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Kayla R. Hester

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY, APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Kayla R. Hester**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 3rd day of March, 2020.

NOTARY PUBLIC

My Commission Expires: 12-7-2020

L. LYNANN FRESHOUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

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

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022