Karen Johnson Davidson County
Batch# 467992 DEEDWARR
09/01/2020 11:13:41 AM 2 pgs
Fees: $13.00 Taxes: $2,434.60
20200901-0099223

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $658,000.00

Affiant

Subscribed and sworn to before me this 31st day of August, 20

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public
My commission expires: 01.01.2024

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Carol Ann Mobley 556 Harpeth Trace Dr. Nashville, TN 37221	New Owner	143-02-0A-020.00-CO

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Richard Klausner and spouse, Angela Klausner,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Carol Ann Mobley, unmarried,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 20 on the Plan of Harpeth Trace Estates, Phase Three, of record in Book 5200 Pages 751, 752, and 753, 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 Richard Klausner and spouse, Angela Klausner by Deed from Barry Stillman and wife, Leslie Stillman of record in Instrument No. 20120706-0059701, Register's Office for Davidson County, Tennessee, and dated June 29, 2012.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Harpeth Trace Estates of record in Plat Book 520 Pages 751, 752, and 753 Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction, recorded in Book 5120 Page 199, Book

5120 Page 918, corrected in Book 5182 Page 767, Book 5178 Page 138, Book 5182 Page 769, Book 5380 Page 357 and Book 6274 Page 148 in the official records of the Davidson County Register of Deeds.

3. By-Laws of record in Instrument No. 20200804-0085695 Register's Office for Davidson County, Tennessee.

This property is improved property known as 556 Harpeth Trace Drive, Nashville, TN 37221

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 31st day of August, 2020.

Richard Klausner

Angela Klausner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of August, 2020, before me personally appeared Richard Klausner and Angela Klausner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2020.

Notary Signature
My commission expires: 2/12/23

AMY CROSS