Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

20-CD-625

WARRANTY DEED

Karen Johnson Davidson County
Batch# 474594 DEEDWARR
09/14/2020 09:59:52 AM 3 pgs
Fees: $18.00 Taxes: $1,087.43

20200914-0104286

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,900.00.

Katie Ellisan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF SEPTEMBER, 2020.

Leslie M Collum
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

LESLIE M. COLLUM
TENNESSEE NOTARY PUBLIC
My Comm Exp. March 08, 2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South Inc., 3326 Aspen Grove Drive, Ste 400, Franklin, TN 37067

File No.: 20-CD-625

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Carmen Reagan	Carmen Reagan	142 07 0 J 635.00 CO
(NAME)	(NAME)	
635 Bristol Creek Drive	635 Bristol Creek Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Three Thousand Nine Hundred And No/100 Dollars ($293,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, STEPHEN M. GOBBELL, II AND MOLLIE LACEY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CARMEN REAGAN, A SINGLE WOMAN, 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 Unit No. 635, Bristol Creek Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes of record in Instrument No. 20171228-0131735, and as amended by Instrument No. 20180301-0019441, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen M. Gobbell, II and Mollie Lacey, husband and wife, by Special Warranty Deed, from Vastland Northcrest Development, LLC, a Tennessee limited liability company, dated April 12, 2019, recorded April 22, 2019, of record in Instrument No. 20190422-0036370, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Vastland Northcrest Development, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Gallardia Properties, LLC, a Tennessee limited liability company, dated April 12, 2019, recorded April 22, 2019, of record in Instrument No. 20190422-0036369, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Gallardia Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Dorris E. Ryan, also known as Doris E. Ryan, married, dated June 2, 2016, recorded June 3, 2016, of record in Instrument No. 20160603-0056417, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 635 Bristol Creek Drive, Nashville, TN 37221
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 11 day of September, 2020.

Stephen M. Gobbell, II

Mollie Lacey

STATE OF TENNESSEE
COUNTY OF Williamson

On this 11 day of September, 2020 before me personally appeared Stephen M. Gobbell, II and Mollie Lacey to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 11 day of September, 2020

Commission Expires: _____



Leslie M Collum
Notary Public