WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

O-BR-20-720

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 490530 **DEEDWARR**
10/06/2020 01:08:48 PM 2 pgs
Fees: $13.00 Taxes: $1,276.13

20201006-0115767

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Matthew Wayne Holliday	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	**049-15-0A-029.00-CO**
720 Flint Ridge Dr	**1400 Veterans United Dr**	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	**Columbia, MO 65203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JULIAN JOBE AND KHIRA TURNER, HUSBAND AND WIFE** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW WAYNE HOLLIDAY, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 722, established in the Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, recorded as Instrument No. 20070124-0009978, and Surveyor's Certificate of Correction at Instrument No. 20190319-0025018, Register's Office for Davidson County, Tennessee and as depicted on the Site Plan for Flint Ridge Homes being Exhibit "C" of said Declarations of Covenants, Conditions and Restrictions for Flint Ridge Homes, all of record in Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to The Rector, Wardens and Vestry of Trinity Episcopal Church by Substitute Trustee's Deed from R. Gary Chaffin as Substitute Trustee of record in Instrument No. 20100707-0053333 Register's Office for Davidson County, Tennessee, dated June 29, 2010 and recorded on July 07, 2010. (Value or consideration as shown in aforementioned deed $10,000.00.)

Being a portion of the same property conveyed to Julian Jobe and Khira Turner by Quit Claim Deed from Rector, Wardens and Vestry of Trinity Episcopal Church, as Authorized by the Wardens and Vestry of record in Instrument No. 20140110-0002956 Register's Office for Davidson County, Tennessee, dated December 18, 2013 and recorded on January 10, 2014.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070124-0009978, Surveyor's Certificate of Correction record in Instrument Number. 20190319-0025018 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for HOA of record in Instrument Number 20070125-0010563, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 280, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6143, Page 141, as amended in Book 6471, Page 756, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **720 Flint Ridge Dr, Whites Creek, Tennessee 37189**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

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Witness my/our hand(s) this the 1 DAY OF OCTOBER, 2020.

Julian Jobe

Khira Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIAN JOBE, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KHIRA TURNER, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of October, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212