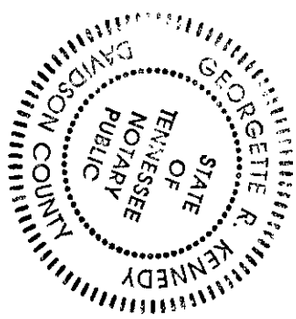
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,510,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 581501 **DEEDWARR**
03/02/2021 12:09:45 PM 3 pgs
Fees: $18.00 Taxes: $5,587.00

20210302-0026529

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeff Mobley, Trustee 407 Westview Ave Nashville, TN 37205	NEW OWNER	116-11-0-052.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **David V. Mastran, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jeff Mobley, Trustee of the Cottage House Lane Trust dated January 18, 2021**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot number 64 on the plan of the Royal Oaks Land Company's Subdivision of the Baker Tract, together with the 30 feet immediately in the rear of said Lot number 64, a plan of the said subdivision being of record in Book 421, Pages 102 and 103, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the westerly margin of West View Avenue, the corner of Lots number 63 and 64, and running westerly with the line between said lots, a distance of 241.75 feet and continuing in the same direction 30 feet (in all 271.75 feet, more of less) to the center of Malone Street as closed; thence southerly, with the center of Malone Street as closed, a distance of 212.5 feet, more or less, to a point opposite the southwest corner of said Lot 64; thence easterly 30 feet, more or less, to the southwest corner of Lot 64 and continuing in the same direction with the line between Lots number 64 and 65, a distance of 323.5 feet to the westerly margin of West View Avenue and thence northwesterly with the westerly margin of said West View Avenue, a distance of 200 feet to the point of beginning.

Being the same property conveyed to David V. Mastran by Warranty Deed from Bolin Kane Stumb, Ward Randolph Kane, Jr., John Martin Kane, Charles Anderson Kane and Karen Kane Forman, dated 02/25/2008 and recorded 02/27/2008, of record in Instrument 200802270019103, Register's Office for Davidson County, Tennessee.

Spouse of Grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; ~~any and all easements and/or restrictions of record~~; ~~and~~ all matters shown on the plan of record; all in the said Register's Office.
*in Book 421, pages 102 and 103; Restrictive Covenants contained in instrument of record in Book 910, page 13;**
This is unimproved ☐ improved ☒ property known as: 407 Westview Ave, Nashville, TN 37205

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.

Witness my/our hand(s) this the 25th day of February, 2021.

David V. Mastran

Donna Muldoon Mastran

**Easement to connect water pipes of record in Book 924, page 24; Sanitary Sewer Easement of record in Book 5786, page 990

STATE OF FLORIDA
COUNTY OF COLLIER

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David V. Mastran and Donna Muldoon Mastran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of February, 2021.

Notary Public

My Commission Expires:

STATE OF FLORIDA
COUNTY OF COLLIER

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared David V. Mastran and Donna Muldoon Mastran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of February, 2021.

Susan Hettich
Notary Public

My Commission Expires: 6/2/2021

SUSAN HETTICH
Notary Public - State of Florida
Commission # GG 80593
My Comm. Expires Jun 2, 2021
Bonded through National Notary Assn.