WARRANTY DEED

Karen Johnson Davidson County
Batch# 591154 **DEEDWARR**
03/12/2021 02:09:07 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20210312-0033349

O-SB-C-20-6201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Britt Wright	**Guild Mortgage Company LLC**	
(NAME)	(NAME)	
6201 Mount View Rd.	**PO Box 818009**	**150-00-0-164.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Cleveland, OH 44181**	
(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, **VIENITTA JOBE, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITT WRIGHT, A SINGLE MAN,** 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 the 2nd, formerly 3rd Civil District of Davidson County, Tennessee, described from a survey made by E.L Miller, Jr., & Company, dated November 30, 1996, as follows: Beginning at a bolt in the center of Mt. View Road, at the Southeasterly corner of the Helm property; thence with an old fence as follows: North 21 degrees 50 minutes West 417 feet to a point in the fence; continuing with Helm's line North 20 degrees 30 minutes West 207 feet to a stake and corner post, a corner of the Chadwel property; thence with Chadwell's East line, North 13 degrees 00 seconds West 132.5 feet to a post; thence North 6 degrees 00 minutes West 12 feet to an iron pin in a fence; thence severing the lands of Alvin D. Ray, South 38 degrees 15 minutes East 726 feet to bolt in the center of Mt. View Road, thence with the corner of the same, south 51 degrees 45 minutes West 245 feet to the point of beginning, containing 2.15 acres, more or less.

Being the same property conveyed to Vienitta Jobe, unmarried by Warranty deed from Dannielle L. Taylor and Vaughn R. Taylor, wife and husband and Vienitta E. Jobe, unmarried of record in Instrument No. 20150512-0043384 Register's Office for Davidson County, Tennessee, dated May 07, 215 and recorded on May 12, 2015.

This conveyance is subject to:
- Taxes for the year 2020, a lien due and payable, but not delinquent.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6201 Mount View Rd., Antioch, Tennessee 37013**.

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.

Witness my/our hand(s) this the 5th DAY OF MARCH, 2021.

Vienitta Jobe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIENITTA 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 5th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

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