WARRANTY DEED

Karen Johnson Davidson County
Batch# 595394 DEEDWARR
03/18/2021 03:54:30 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20210318-0036365

B-C-21-108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 17th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 10.20.2024 (AFFIX SEAL)

BROOKE BERGERON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-20-2024

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)
Cambria A. Mackey	NBKC Bank	
(NAME)	(NAME)	
108 Windwood Circle	8320 Ward parkway	108-12-0B-157.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Kansas city, MO 64114	
(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, **MATTHEW P. CORBIN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMBRIA A. MACKEY, AN UNMARRIED WOMAN,** 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 Lot No. 94 on the Plan of Harborview, Phase 1-A, Section 5 of record in Plat Book 7900, Page 485, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew P. Corbin, unmarried by Warranty Deed from Frank Batson Homes, Inc. of record in Book 9803, page 692, Register's Office for Davidson County, Tennessee, dated September 15, 1995 and recorded on September 22, 1995. Matthew P. Corbin having since married Julie Corbin. Matthew P. Corbin and Julie Corbin, having since divorced as evidenced by Final Decree filed on 1/6/2021 in Docket No. 17D-2136, in the Third Circuit Court for Davidson County, Tennessee. .

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 485, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7471, Page 26, as amended in Book 7646, Page 142, Book 7646, Page 147, Book 7646, Page 149, re-recorded in Book 7647, Page 648 amended in Book 7732, Page 749, Book 8263, Page 534, Book 8271, Page 863, Book 8297, Page 380, Book 8856, Page 361, Book 8634, Page 19 and Book 9182, Page 786, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 5856, Page 80, Book 5856, Page 84, Book 6147, Page 886, and Book 6147, Page 893, in the Register's Office for Davidson County, Tennessee.
- Easement for Storm Water Detention Agreement of record in Book 7390, Page 270 and in Book 8068, Page 723, in the Register's Office for Davidson County, Tennessee.
- Unrecorded Easement for Sanitary Sewer, dated June 19, 1980 referred to in Deed of record in Book 5658, Page 984, in the Register's Office for Davidson County, Tennessee.
- Bylaws of record in Book 7471, Page 62, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7522, Page 339 and amended in Book 8263, Page 554, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **108 Windwood Circle, Nashville, Tennessee 37214**.

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 17th DAY OF MARCH, 2021.

Matthew P. Corbin

Julie Corbin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW P. CORBIN, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

Margaret A. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of March, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GROPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

CHERIE E FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY