WARRANTY DEED

Karen Johnson Davidson County
Batch# 731401 DEEDWARR
10/07/2021 11:48:32 AM 2 pgs
Fees: $13.00 Taxes: $2,410.25

20211007-0134894

DM-WR-21-1826

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $651,420.00.

Katie Bradley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 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)
Benjamin Collins and Stephanie Collins		
(NAME)	(NAME)	
1826 Wildwood Ave	New Owner	**117 04 1C 001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **BRENNON R. MOBLEY AND WIFE, LILLY WAITES MOBLEY AND BRIAN K. MOBLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN COLLINS AND STEPHANIE COLLINS, HUSBAND AND WIFE,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1826 Wildwood Avenue, A Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing, 1826 Wildwood Avenue, A Townhouse Planned Unit Development, a Horizontal Property Regime, of record in Instrument No. 20171106-0113949, as amended in Instrument No. 20190405-0031065 and Instrument No. 20190405-0031356, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Brennon R. Mobley, A Single Person and Brian K. Mobley, Married, as Tenants in Common with the Right of Survivorship, by Quitclaim Deed from Brennon R. Mobley, A Single Person, of record in Instrument No. 20161108-0118070, in the Register's Office of Davidson County, Tennessee, dated October 13, 2016 and recorded on November 08, 2016.

Brennon R. Mobley has since married. Lilly Waites Mobley, spouse of Brennon R. Mobley, hereby joins in this conveyance and does transfer and convey any and all marital interest Lilly Waites Mobley may have in and to the above-described tract or parcel of land. The above referenced property has never been the principle marital residence for Brian K. Mobley and his current spouse.

This conveyance is subject to:
• Property taxes for 2022 and subsequent years, a lien not yet due and payable.
• Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

• Liability as to taxes resulting from rollback and/or greenbelt taxes pursuant to the provisions of Tenn Code Ann _67-5-1001, et seq.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Terrace, as recorded in Plat Book 421, Page(s) 101.

• Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Terrace Annex No. 3, as recorded in Plat Book 1130, Page(s) 24.

• Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20171106-0113949 and amendment recorded in Instrument No. 20190405-0031065 and Instrument No. 20190405-0031356.

• Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3965, Page 929.

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

This is **improved** property known as: **1826 Wildwood Ave, Nashville, Tennessee 37212**.

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 30th DAY OF SEPTEMBER, 2021.

Brennon R. Mobley

Lilly Waites Mobley

BRIAN K. MOBLEY BY ATTORNEY IN FACT

Brian K. Mobley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENNON R. MOBLEY, 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 30th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LILLY WAITES MOBLEY, 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 30th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENNON R. MOBLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BRIAN K. MOBLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said BRIAN K. MOBLEY.

Witness my hand and official seal, this the 30th of September, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

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