WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/03/2023
(AFFIX SEAL)

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/03/2023

T-DB-21-5401

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

Karen Johnson Davidson County
Batch# 780800 **DEEDWARR**
12/28/2021 03:40:37 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20211228-0170769

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ben Gilliam and Leah Gilliam	**New Owner**	
(NAME)	(NAME)	**030-00-0-116.00**
4712 Trousdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **DENNIS BOBEL, SR. AND GINGER C. BOBEL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEN GILLIAM AND LEAH GILLIAM, 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:

Land in Davidson County, Tennessee, being part of the property described in Book 4579, pages 381 and 383, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by Frank V. Neely, Tennessee No. 1493, as follows:

Beginning at a point in the Southerly margin of Simpkins road, said point being a common corner of the within described tract and the Dickerson property described in Book 649, page 341, said Register's Office; thence in a Southeasterly direction along the Southerly margin of Simpkins Road and around a curve a distance 230.84 feet to a point; said point being the beginning of another curve; thence continuing in a Southeasterly direction along the Southerly margin of Simpkins Road 24.57 feet to a point; thence leaving Simpkins Road, South 51 degrees 10 minutes 15 seconds East 151.62 feet to a point; thence South 63 degrees 05 minutes 27 seconds West 139.27 feet to a point, said point being the southeasterly corner of the within described tract; thence North 70 degrees 39 minutes 42 seconds West 250.11 feet to a point, said point being the Southwesterly corner of the within described tract; thence in a Northerly direction along the Easterly boundary of the Dickerson property 136.04 feet to the point of beginning.

Being the same property conveyed to Dennis Bodel and Ginger C. Bobel, husband and wife, as tenants in common with rights of survivorship by Warranty deed from Timothy A. Mason, married and wife, Stephanie Mason of record in Instrument No. 20190124-0006935 Register's Office for Davidson County, Tennessee, dated January 22, 2019 and recorded on January 24, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5401 Simpkins Road, 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.

Witness my/our hand(s) this the 22nd DAY OF DECEMBER, 2021.

Dennis Bobel, Sr.

Ginger C. Bobel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENNIS BOBEL, SR., 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 22nd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINGER C. BOBEL, 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 22nd of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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