WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

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

T-TAG-21-1602

Karen Johnson Davidson County
Batch# 791126 **DEEDWARR**
01/14/2022 11:42:26 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220114-0006001

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)
Brian Mobley	**New Owner**	
(NAME)	(NAME)	**081-11-0-559.00**
8243 Heirloom Blvd		
(ADDRESS)	(ADDRESS)	
College Grove, TN 37046		
(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, **CHAPMAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN MOBLEY, MARRIED,** 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 North 25 feet of the Southerly 75 feet of Lot No. 131 on the Plan of D. T McGavock, Wetmore and Others Second Addition to Nashville called the addition to the Town of Mc of record in Plat Book 21, Page 41, in the Register's Office for said County.

Said part of said Lot No. 131 fronts 25 feet on the East side of 12th Avenue North and runs back between parallel lines, to and 50 feet North of Cockrill Street, 154 feet to an alley.

Being the same property conveyed to Chapman Development, LLC, a Tennessee limited liability company by Quitclaim deed from Chapman Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160810-0083203 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 10, 2016.

Further being the same property conveyed to Chapman Properties, LLC by Warranty deed from Bobby Groves of record in Instrument No. 20151229-0130812 Register's Office for Davidson County, Tennessee, dated December 11, 2015 and recorded on December 29, 2015.

This conveyance is subject to:
- Taxes for the year 2022 and therefter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1602 12th Ave N, Nashville, Tennessee 37208**.

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 6th DAY OF JANUARY, 2022.

Chapman Development, LLC, a Tennessee limited liability company

BY: _____
Josh Anderson
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSH ANDERSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED AGENT of CHAPMAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as AUTHORIZED AGENT.

Witness my hand and official seal, this the 6th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

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