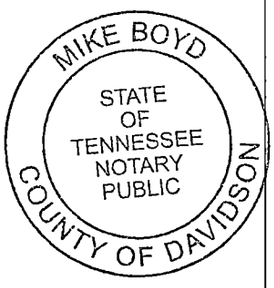
WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$282,000.00.** ERIN FORD
Affiant

Subscribed and sworn to before me, this the 27th day of April, 2023.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 997318 DEEDWARR
04/28/2023 09 15 11 AM 2 pgs
Fees: $13 00 Taxes $1,043 40

20230428-0031363

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To	Map-Parcel Numbers
Erin Ford	**United Wholesale Mortgage**	**034-01-F-063.00-C-000**
270 Cobblestone Place Drive	**PO Box 202028**	
Goodlettsville, TN 37072	**Florence, SC 29502-2028**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Arthur G. Benson, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erin Ford, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

LAND in Davidson County, Tennessee, being Unit No. 63 on the Plan of Cobblestone II Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development, of record in Instrument No. 20160401-0031281 and Scrivener's Affidavit of record in Instrument No. 20170501-0042305 and Amended in Instrument No. 20160929-0102734 and Instrument No. 20180424-0038505, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Cobblestone II Townhomes, shown on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281 and Scrivener's Affidavit of record in Instrument No. 20170501-0042305, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Arthur G. Benson, an unmarried man by Warranty Deed dated March 23, 2018 from Mid-TN Capital, LLC of record in Instrument No. 20180326-0028150, Registers Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1. **The Plan of record as set out on Exhibit "B" to the Declaration of record in Instrument No. 20160401-0031281 and Scrivener's Affidavit of record in Instrument No. 20170501-0042305; said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2. **Declaration of Protective Covenants, Conditions and Restrictions for Cobblestone II Townhomes, a Townhouse Planned Unit Development of record in Instrument No. 20160401-0031281 and Scrivener's Affidavit of record in Instrument No. 20170501-0042305 and Amended in Instrument No. 20160929-0102734, and Instrument No. 20180424-0038505, and Bylaws appended thereto, Register's Office for Davidson County, Tennessee.**

3. **Charter of Cobblestone II Townhomes of record in Instrument No. 20160401-0031280, Register's Office for Davidson County, Tennessee.**

4. **Termination of Declaration of Covenants, Conditions and Restrictions for Cobblestone Townhomes Lots 9-15, Merger of Lots 9-15 with Cobblestone II Townhomes and Affirmation of Plat of record in Instrument No. 20161010-0106675, Register's Office for Davidson County, Tennessee.**

5. **Deed Restrictions of record in Book 2271 Page 71 and Book 3870 Page 687, Register's Office for Davidson County, Tennessee. All matters shown on the Plan of record in Plat Book 421 Page 44, Plat Book 2330 Page 10 and Instrument No. 20100311-0018694, Register's Office for Davidson.**

6. **Grant of Transmission Line Easement of record in Book 2443 Page 558, Register's Office for Davidson County, Tennessee.**

7. **Agreement for Dedication of Easement for Sanitary Sewers of record in Book 4362 Pages 966-981 and Book 4468 Pages 452-468, Register's Office for Davidson County, Tennessee.**

8. **Communications Systems Right of Way and Easement Agreement of record in Book 7030 Page 404 and Instrument No. 20020215-0019975, Register's Office for Davidson County, Tennessee.**

9. **Consent Judgment and Final Decree to the State of Tennessee of record in Book 8590 Page 304, Register's Office for Davidson County, Tennessee.**

10. **Subject to a provision as set out in the Deed of record in Instrument No. 20040819-0100484, Register's Office for Davidson County, Tennessee.**

11. **A 50-foot-wide perpetual ingress/egress easement as set out in the Deed of record in Instrument No. 20060628-0077506, Register's Office for Davidson County, Tennessee.**

12. **Indemnity Agreement of record in Instrument No. 20081222-0121716, Register's Office for Davidson County, Tennessee.**

13. **Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20080612-0060827 and Instrument No. 20150825-0085830, Register's Office for Davidson County, Tennessee.**

14. **Agreement for Dedication of Easement for Sanitary Sewers, Water and Appurtenances of record in Instrument No. 20081222-0122066 and Instrument No. 20081222-0122067, Register's Office for Davidson County, Tennessee.**

15. **Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20090114-0003605, Register's Office for Davidson County, Tennessee.**

16. **Easement Deed by Court Order of record in Instrument No. 20140114-0003779, Register's Office for Davidson County, Tennessee.**

17. **Taxes for the current year which have been prorated and assumed by the Grantees herein and any subsequent years, not yet due and payable.**

This is improved property, known as 270 **Cobblestone Place Drive, Goodlettsville, TN 37072**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **26th** day of **April, 2023.**

Arthur Benson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Arthur G. Benson,** the within named seller, 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 at Nashville, Tennessee, this **26th** day of **April, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON