Karen Johnson
Batch # 1176417
09/03/2024 02:28:06 PM
Fees: $13.00 Taxes: $4,310.50

Davidson County
DEEDWARR
2 pgs

20240903-0067732

WARRANTY DEED

SYDNEY GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-04-2027

File #24-PA-1219-A

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF August, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN TO~~
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin David Williams	**Truist Bank, a Corporation**	
(NAME)	(NAME)	**117 08 0T 001.00**
1219 Battlefield Drive	**1001 Semmes Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Richmond, VA 23224**	
(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,

CHRISTY LEE CORBEIL AND MICHAEL EDWARD CORBEIL, A MARRIED COUPLE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BENJAMIN WILLIAMS,

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. 1219A, as Shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for 1219 BATTLEFIELD AVENUE TOWNHOMES, a Horizontal Property Regime with Private Elements of Record in Instrument No. 20140731-0068361, 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 Christy Lee Corbeil and Michael Edward Corbeil, a married couple, by Warranty Deed from 987, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231201-0092831, in the Register's Office for Davidson County, Tennessee, dated November 30, 2023 and recorded on December 01, 2023.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PART OF NOEL ESTATE GALECREST NO.2 BLOCK "G", as recorded in Plat Book 1424, Page 19.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140731-0068361.

*Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 1427, Page 461, as amended in Book 1450, Page 439.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1219 A Battlefield Drive, Nashville, TN 37215**.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-24-1219A

Witness my/our hand(s) this the 29th day of August, 2024.

Christy Lee Corbeil

Michael Edward Corbeil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2024, before me personally appeared Christy Lee Corbeil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of August, 2024, before me personally appeared Michael Edward Corbeil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of August, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028