Davidson County DEEDWARR
Recvd: 11/14/14 08:30 4 pgs
Fees:23.00 Taxes:185.00
20141114-0105049

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

# WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of November, 2014, by and between to Osie Webster, Harold James Webster, Vermell Dillon, Larry Raphael Webster, Delta Maria Tripp, and Richard Glenn Webster, party of the first part, and Free At Last Bail Bonding, LLP, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No.1 of an unpublished plan of a subdivision of Lot No 401 in addition to the Town of McGavock, a plan of said Lot No. 401 is of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 1 begins at the northwest corner of said Lot No. 401; thence southerly with the easterly margin of 18th Avenue North 32 feet to a point; thence northeasterly 110.3 feet to a dead line; thence northwesterly with said line, 31.6 feet to the southeasterly margin of Wheeless Street; thence along the southeasterly margin of said street, 102.5 feet to the beginning.

Being the same property conveyed to (life interest) to Osie Webster and the fee simple remainder interest to Harold James Webster, Vermell Dillon, Larry Raphael Webster, Delta Maria Tripp, and Richard Glenn Webster by Quit Claim Deed of record at Instrument No. 20050310-0026864. Being previously conveyed to John Webster and wife, Osie Webster by Deed of record at Book 1852, Page 202. John Webster died January 6, 1967, leaving Osie Webster as the remaining tenant by the entirety.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

**The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Osie Webster
Osie Webster

Vermell Dillon
Vermell Dillon

Larry Raphael Webster
Larry Raphael Webster

Delta Maria Tripp
Delta Maria Tripp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Osie Webster, Vermell Dillon, Larry Raphael Webster, and Delta Maria Tripp, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2014.

Memorie White
Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Richard Glenn Webster

Richard Glenn Webster

STATE OF ALABAMA
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Richard Glenn Webster**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of November, 2014.

Valeria B. Maness
Notary Public

My Commission Expires: _____

VALERIA B. MANESS
Notary Public
State of Alabama
MY COMMISSION EXPIRES: APR 20, 2016

Harold James Webster

11/7/14

STATE OF
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Harold James Webster, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7TH day of November, 2014.

Notary Public

My Commission Expires: N/A



Signed before me at Hamilton, Bermuda
This 7TH day of NOVEMBER, 2014

RICHARD SCOTT PEARMAN
Notary Public/Commissioner for Oaths
Hamilton, Bermuda

Property Owner & Address: Free At Last Bail Bonding, LLP

Tax Parcel No 08111018500

Property Address: 1638 Dr. D B Todd Jr. Blvd
Nashville, TN 37208

MAIL TAX
BILLS TO: Free At Last Bail Bonding, LLP
306 Gay St #101
Nash TN 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $50,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Gail Hudson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18