WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140096567 DEEDWARR
Recvd: 12/26/14 14:21 2 pgs
Fees:13.00 Taxes:255.30
20141226-0118053

STATE OF TENNESSEE
COUNTY OF DAVIDSON

, THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Lochbihler and Olga A. Lochbihler	NEW OWNER	149-09 53.00
(NAME) P. O. Box 92	(NAME)	
(ADDRESS) Arrington, TN 37014	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Estate of Ada Beatrice St. John**, by Mitchell A. Jenkins, Administrator, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tom Lochbihler and Olga A. Lochbihler**, husband and wife, 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 Lot No. 9 on the plan of Debra Heights, Section Three, of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 9 fronts 82.00 feet on the easterly margin of Bowfield Drive and extends back 99.0 feet on the northerly line and 171.09 feet on the southerly line to a dead line in the rear, measuring 100.87 feet thereon.

BEING the same property conveyed to Ada B. St. John by Warranty Deed from Charles E. Officer and wife, Donna W. Officer, dated August 6, 1979, of record in Book 5478, page 446, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2014, which have been prorated, and payment hereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 4175, page 6; and Restrictions of record in Book 4206, page 805, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4704 Bowfield Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 18th day of December, 2014.

Estate of Ada Beatrice St. John

By: Mitchell A. Jenkins, Administrator

Mitchell A Jenkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Mitchell A. Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Administrator of the Estate of Ada Beatrice St. John, the within named bargainor, and that he as such Administrator being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Estate of Ada Beatrice St. John by Mitchell A. Jenkins, as such Administrator.

Witness my hand and official in Franklin, Tennessee, this 18th day of December, 2014.

Notary Public

My commission expires: 6-4-17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Comm. Expires
June 4, 2017