WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150046849 DEEDWARR
Recvd: 06/12/15 13:58 2 pgs
Fees: 13.00 Taxes: 355.20
20150612-0055982

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Journell	Same	072-08-0-108
(NAME)	(NAME)	
408 Rembrandt Drive		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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 considerations, the receipt of which is hereby acknowledged, we, **Sabrina Jewel Habernigg, unmarried** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Travis Journell**, hereinafter called the GRANTEE(S), their heirs and/or 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.26 on the Map of Dalewood, Section I, a plat of which is of record in Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot. Office for Williamson County, Tennessee.

Being the same property conveyed to Sabrina Jewel Habernigg by Warranty Deed from Sunday Ann Dugger-Leyk and husband, Kevin Leyk dated April 15, 2005, recorded April 18, 2005 of record in Instrument Number 200504180042912, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Book 1424, Page 108; (2) Power Poles & Wires Easement granted to TVA of record in Book 716, Page 833, Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2223 Thistlewood Drive, Nashville, TN 37216
(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 GRANTEE(S), their heirs and/or 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/or 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 8th day of June, 2015.

Sabrina Jewel Habernigg

State of Virginia
County of Roanoke

Personally appeared before me Sabrina Jewel Habernigg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2015

Notary Public
My Commission Expires: 12.31.17

PAMELA L. RHODES NOTARY PUBLIC ID#226622 MY COMMISSION EXPIRES 12.31.17 COMMONWEALTH OF VIRGINIA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122