BILL GARRETT, Davidson County
Trans:T20150080556 DEEDWARR
Recvd: 09/22/15 10:52 2 pgs
Fees:13.00 Taxes:739.63
20150922-0096237

Stewart Title
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson
The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

Subscribed and sworn to before me, this 17th day of September, 2015.

Notary Public
My commission expires: 8.14.17

05-1508-66691

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Janet L. Minchey<br>3044 Greer Road<br>Goodlettsville TN 37072 | American Mortgage Service Co.<br>11503 Springfield Pike<br>Cincinnati, OH 45246 | 011-00-0-165.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Judith Ann Skibinski, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Janet L. Minchey and husband, Wallace R. Minchey**, hereinafter called the Grantees, their successors 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. 1, on the Plan of Ronnie Huffine Lot, of record in Book 8250, Page 132, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth L. Spurlin and Beverly Spurlin, husband and wife by deed from Joseph A. Towers, dated February 29, 2012, recorded March 1, 2012, of record in Instrument No. 20120301-0017758, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Judith Ann Skibinski, an unmarried woman by deed from Kenneth L. Spurlin and Beverly Spurlin, husband and wife, dated June 26, 2014, recorded July 3, 2014, of record in Instrument No. 20140703-0059011, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3044 Greer Road, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X

WITNESS my hand this 17th day of September, 2015.

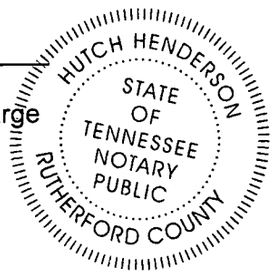
Judith Ann Skibinski

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Judith Ann Skibinski**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of September, 2015.

Hutch Henderson
State of Tennessee at Large




My Commission expires: 04/17/16