WARRANTY DEED

MCCUBBIN-H15351

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th DAY OF December, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Gregory McCubbin and wife, Rachel McCubbin	Farmington Mortgage, A Division of CapStar Bank IS	072.01-0-081.00
2520 Slaydon Drive	2002 Richard Jones Road, Suite 300A	
Nashville, TN 37207	Nashville, TN 37215	

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, I/we, JACOB TATE, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto GREGORY MCCUBBIN AND WIFE, RACHEL MCCUBBIN, hereinafter called the Grantee(s), their heirs 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. 606, Shepardwood Subdivision, Section Six, as shown on plat of record in Plat Book 6900, Page 753, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jacob Tate, a single person by deed from The Bank of New York Mellon Trust Company National Association of record at Book 201211020101126, recorded on 11/02/2012, Register's Office for Davidson County, Tennessee.

The conveyance is subject to county taxes for the subsequent years; all matters set forth in the plan of record in Plat Book 6900, Page 753; restrictive Covenants of record in Book 7910, Page 855 and any and all other existing easements and restrictions as shown of record.

( ) unimproved
This is (X) improved property known as 2520 Slaydon Drive, Nashville, Tennessee 37207 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 11th day of December, 2015 :

BILL GARRETT, Davidson County
Trans:T20150107775 DEEDWARR
Recvd: 12/21/15 16:20 1 pgs
Fees:13.00 Taxes:351.50
20151221-0128296

Jacob Tate

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named JACOB TATE, A SINGLE PERSON, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 11th day of December, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019