WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023441 DEEDWARR
Recvd: 03/22/16 15:44 2 pgs
Fees:13.00 Taxes:481.00
20160322-0027271

O-FHR-15-514-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph W. Bobinger	**Mortgage Research Center LLC**	
(NAME)	(NAME)	
514 Longview Drive	**1400 Veterans United Drive**	**112-00-0-034.00**
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	**Columbia, MO 65203**	
(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 consideration, the receipt of which is hereby acknowledged, **WILLIAM RANDY STEVENS AND WIFE, DONNA STEVENS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH W. BOBINGER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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, and describes a follows; to-wit:

Land in the Ninth Civil District of Davidson County, Tennessee, on South side of Longview Drive, beginning at a steel pin in the center of Longview Drive, the same being the southeast corner of the Hattie McCord Tract; thence with the center of the road East 36° South 81 feet to a steel pin; thence with the center of the road South 2-1/2° East 93 feet to a steel pin; thence South 47° West 440 feet to a steel pin; thence West 36° North 81 feet to a steel pin; thence North 40° East 500 feet with the McCord line tot he point of beginning and containing 1.28 acres, more or less.

Being the same property conveyed to William R. Stevens and wife, Donna B. Stevens by Warranty deed from John G. Snow, unmarried of record in Book 9699, page 972, Register's Office for Davidson County, Tennessee, dated August 16, 1995 and recorded on August 18, 1995. (Value or consideration shown in aforementioned deed $74,900.00.) Being also known as 514 Longview Drive Pegram, TN 37143.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Order of Default Judgment granting an Easement to Sandra A. Penny and Kevin J. Penny for the purposes of ingress and egress and permission to install, maintain, and/or access utilities over the Easement of record in Instrument Number 20141014-0094844, in the Register's Office for DavidsonCounty, Tennessee.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **514 Longview Drive , Pegram, Tennessee 37143**.

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 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 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 the 18th DAY OF MARCH, 2016.

William Randy Stevens by Charles Bernard Stevens Attorney In Fact

William Randy Stevens by Charles Bernard Stevens
Attorney In Fact

Donna Stevens by Charles Bernard Stevens Attorney In Fact

Donna Stevens by Charles Bernard Stevens
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Bernard Stevens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM RANDY STEVENS AND DONNA STEVENS, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM RANDY STEVENS AND DONNA STEVENS.

Witness my hand and official seal, this the 18th of March, 2016.

Dana Delworth

Notary Public
My Commission Expires: 10/18/16
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212