Davidson County	DEEDWARR
Recvd: 06/28/16 15:04	3 pgs
Fees:18.00 Taxes:510.60	
20160628-0066016	

WARRANTY DEED	STATE OF Tennessee COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00 . Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE ~~27th~~ 28th DAY OF June, 2016. (Affix Seal) Notary Public My Commission Expires: SEP 20 2016
MORRIS-H16201	

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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#:
James V. Morris, unmarried man	NEW OWNER'S	042.07-0A-021.00 CO
710 Heritage Square Drive		
Madison, TN 37115		

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, BRADLEY R. LUBBERS AND BERNARD L. LUBBERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JAMES V. MORRIS, UNMARRIED MAN, 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. 21 on the Plan of Heritage Square, Phase One, second revised Plan, of record in Book 5200, Page 282, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property Bradley R. Lubbers and Bernard L. Lubbers by deed from Billy M. Frizzell, married of record at Book 200807180073908, recorded on 07/18/2008, Register's Office for Davidson County, Tennessee.

Bradley R. Lubbers now married to Paige Lubbers

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.

( ) unimproved
This is (X) improved property known as 710 Heritage Square Drive, Madison, Tennessee 37115 .

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 27th day of June, 2016 :

Bradley R. Lubbers

Bernard L. Lubbers by Bradley R. Lubbers, POA

Paige Lubbers

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 BRADLEY R. LUBBERS AND WIFE PAIGE LUBBERS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 27th day of June, 2016.

Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Bradley R. Lubbers, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bernard L. Lubbers, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Bernard L Lubbers for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 27 day of June, 2016.

My Commission Expires:

Notary Public

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

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY