Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20160082521 DEEDWARR
Recvd: 09/20/16 14:24 2 pgs
Fees:13.00 Taxes:2340.25
20160920-0099032

39-B
File #16-1348

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Daryl R. Demonbreun and wife, Sandra F. Demonbreun**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Candi Bainbridge and Warren Bainbridge, wife and husband**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 327, West Meade Farms, Inc. Section "Z", of record in Book 2083, page 109, Register's Office for said County.

Said Lot No. 327 fronts 153.5 feet on the southerly side of Davidson Road and runs back 295.8 feet on the easterly line and 289.1 feet on the westerly line to a dead line, measuring 152 feet thereon.

Being the same property conveyed to Daryl R. Demonbreun and wife, Sandra F. Demonbreun, by deed from Ann Rita Perkerson Dobbs and Preston Rotier Perkerson and Frances Elizabeth Perkerson Schlattner (one and the same as Frances Perkerson Schlattner), heirs at law of Preston Rotier Perkerson, Sr., deceased, dated October 29, 1993, of record in Book 9137, page 567, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 703 Davidson Road, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 12th day of September, 2016.

Daryl R. Demonbreun

Sandra F. Demonbreun

State of Tennessee)
County of Davidson)

On this 12th day of September, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daryl R. Demonbreun and Sandra F. Demonbreun, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5-18-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 632,500.00.

Affiant

Sworn and subscribed before me on this the 12th day of September, 2016.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NEW OWNER:
Candi Bainbridge
703 Davidson Road
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
115-7-78.00