WARRANTY DEED

VICTOR HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016

_____
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to.
File #11249

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Guy Rubbert Cecelia Rubbert	Peoples Home Equity Inc	087020a03400co
(NAME)	(NAME)	
7412 Thornwood Ct.	170 N Seven Oaks	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth G. Bowers and Linda R. Bowers,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Guy Rubbert and Cecelia Rubbert,** husband and wife, hereinafter called the GRANTEES, their heirs 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. 60, Final Plat Cobblestone Landing Phase I Subdivision, as shown on plat of record in Instrument No. 20050822-0099471, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Kenneth G. Bowers and Linda R. Bowers, by deed of record in Instrument No. 20080207-0012780 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 7412 Thornwood Ct., Mount Juliet, TN 37122
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20160086691 DEEDWARR
Recvd: 10/03/16 11:49 2 pgs
Fees:13.00 Taxes:1183.63
20161003-0103937

Witness my/our hands this 30th day of September, 2016.

Kenneth G. Bowers

Linda R. Bowers

State of Tennessee
County of Williamson

Personally appeared before me Kenneth G. Bowers and Linda R. Bowers, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 11249

