BILL GARRETT, Davidson County
Trans:T20160099382 DEEDWARR
Recvd: 11/09/16 15:17 2 pgs
Fees:13.00 Taxes:795.50
20161109-0118827

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Margaret N. Sasser & Joseph D. Fly
704 Sweetwater
Old Hickory, TN 37138

SEND TAX BILL TO:
New Owner

MAP/PARCEL 064-15-0A-021.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Shawna Bebout and husband, David Bebout,** has this day bargained and sold, and does hereby transfer and convey unto **Joseph D. Fly and Margaret N. Sasser, as joint tenants,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Revision One, Section One, Plantation Walk, R8 & R20 Residential P.U.D. of record in Plat Book 7900, Page 625, Plat Book 7900, Page 697, as corrected in Book 9432, Page 449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shawna Bebout (married to David Bebout, spouse not in title) by Quit Claim deed from Shawna Ruffin n/k/a Shawna Bebout (married to David Bebout, spouse not in title) of record in Instrument No. 20121116-0105936 Register's Office for Davidson County, Tennessee, dated October 21, 2012 and recorded on November 16, 2012.

This is improved property known as: **704 Sweetwater, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, Page 625, Plat Book 7900, Page 697,

as revised in Book 9432, Page 449, and restrictions in Book 9231, Page 719 and Book 9547, Page 904 and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 4th day of November, 2016.

Shawna Bebout

David Bebout

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Shawna Bebout and David Bebout,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $215,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:

TAMMY SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires July 13, 2020