Davidson County DEEDWARR
Recvd: 01/10/17 16:00 3 pgs
Fees:18.00 Taxes:481.00
20170110-0003001



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $130,000.00

Affiant

Subscribed and sworn to before me, this ~~9th~~ 10th day of January, 2017.

Notary Public

My commission expires: 3-14-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Anthony Facello **Mary Catherine Cooper**	**NEW OWNER**	**04415022300**
905 Clarke Street		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donna Traughber Kiber and Ronald Traughber

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Facello and Mary Catherine Cooper and Jill Weida

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. 197, Section "A", Village of Old Hickory, as shown on plan recorded July 16, 1948, in Book 1424, page 68, Register's Office for said County.

Said Lot No. 197 fronts 55.7 feet on the Easterly side of Clark Street and extends back 88 feet on the Northerly line and 88.2 feet on the Southerly line to the Westerly line of Lot No. 192 and 193, measuring 55.6 feet thereon.

Being the same property conveyed to Finas L. Traughber and wife, Oleta U. Traughber, from Lucian F. Wells and wife, Virginia Wells, by Deed dated July 9, 1962, of record in Book 3404, page 547, Register's Office for Davidson County, Tennessee. Finas L. Traughber died on or about October 13, 1969, leaving Oleta U. Traughber the sole surviving Tenant by the Entirety. Oleta U. Traughber conveyed her interest in subject property to Donna Traughber Kiber and Ronald Traughber by Quitclaim Deed dated September 17, 2013, of record in Instrument No. 20131002-0103467, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 905 Clarke Street, Old Hickory, TN 37138.

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 in 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.

Witness my/our hand(s) this 9th day of January, 2017.

Donna Traughber Kiber

Donna Traughber Kiber

Ronald Traughber

Ronald Traughber

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER (JP)

Personally appeared before me, a Notary Public of said County and State, Donna Traughber Kiber and Ronald Traughber, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2017.

Debra Paulsson

Notary Public

My Commission Expires: 11-30-20

DEBRA PAULSSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 30, 2020
COUNTY OF SUMNER

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