BILL GARRETT, Davidson County
Trans:T20170028281 DEEDWARR
Recvd: 04/04/17 10:55 2 pgs
Fees:13.00 Taxes:96.20
20170404-0032780

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $26,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of March, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sherry Hughbanks	Wilson Bank & Trust	017-00-0-352.00
(NAME)	(NAME)	
1414 Union Hill Road	623 W. Main Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Lebanon, TN 37087	

Warranty Deed

For and in Consideration of the sum of $26,000.00 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 **Sadie Bales, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sherry Hughbanks**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Final Plat , Billy Bales Lots , of record in Plat Book 11190, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to BILLY B. BALES AND WIFE, SADIE BALES, by deed from DWAIN M. ELKINS AND WIFE, MARTHA MELTON ELKINS, of record in Book 6550, Page 360 , dated May 6, 1985 , said Register's Office. BILLY B. BALES having since died on or about November 17, 2009, leaving SADIE BALES as surviving tenant by the entirety.

This property is __unimproved _X_improved property known as: 1414 Union Hill Road, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

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 the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of March, 2017.

Sadie Bales by Charles M. Bales her attorney-in-fact

Sadie Bales by Charles M. Bales
her attorney-in-fact

State of Tennessee
County of Wilson

On this 31st day of March, 2017, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Charles M. Bales, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sadie Bales, as evidenced by Power of Attorney of record in Instrument No. 20150717-0069946, Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Sadie Bales.

Witness my hand and seal, this 31st day of March, 2017.

Celia Stewart Rouse

Notary Public
My commission expires: 2/11/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122