Prepared by : Raquel Hampton
After Recording, Please Return To:
First Title, LLC
120 Interstate North Parkway, Suite 108
Atlanta, GA 30339

BILL GARRETT, Davidson County
Trans:T20170029793 DEEDWARR
Recvd: 04/10/17 09:06 2 pgs
Fees:13.00 Taxes:407.00



20170410-0034569

Please send Tax Notice to: New Owner
Britne Dearing
238 Edgemeade Dr
Madison, TN 37115

## WARRANTY DEED

STATE OF TN

COUNTY OF Davidson

THIS INDENTURE, Made this 6th day of April, 2017 by and between Michael Hubbard, unmarried, as party or parties of the first part, hereinafter called GRANTOR and Britne Dearing, married, as party or parties of the second part, hereinafter called GRANTEE (the words, Grantor and Grantee, to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of Ten Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee, the following described property:

**For APN/Parcel ID(s): 034-13-0-236.00**

Land in Davidson County, Tennessee, being Lot No. 21 on the plan of EDGEMEADE FARM, as shown by plat of record in Plat Book 3600, Page 69, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 21 fronts 50 feet on the southerly side of Edgemeade Drive and runs back between parallel lines 125 feet to a dead line.

BEING the same property conveyed to Michael Hubbard, unmarried, by Warranty Deed from Judith S. West, unmarried, dated April 19, 2012, recorded April 27, 2012, in Instrument 20120427-0036268, in the Davidson County Register of Deeds for Davidson County, Tennessee.

Being property known as 238 Edgemeade Dr, Madison, TN 37115, according to the present system of numbering houses in Davidson County, Tennessee.

TO HAVE AND TO HOLD, the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Michael Hubbard

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of April, 2017 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Michael Hubbard to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of himself and who acknowledged that such person executed the same as the free act and deed of Michael Hubbard.

Witness my hand and Notorial Seal at office this 6th day of April 2017

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3.10.19

**OATH OF VALUE**

STATE OF GA

COUNTY OF Cobb

I, or we hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $110,000.00.

~~Britne Deering~~ Signature

Pamela Dunlap
Print Name

Subscribed and sworn to before me this 6 of April, 2017.

Notary Public

8/10/2019
Commission Expires

RAQUEL HAMPTON
NOTARY PUBLIC
GWINNETT CO., GEORGIA
MY COMMISSION EXPIRES
AUG. 10 2019