BILL GARRETT, Davidson County
Trans:T20170044157 DEEDWARR
Recvd: 05/24/17 11:43 2 pgs
Fees:13.00 Taxes:817.70
20170524-0051688

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170400122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 22nd day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 6/18/21

PATRICIA L. HURT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda Abblett **304 Moss Trail** **Goodlettsville, TN 37072**	**New Owner**	**025-12-0-062.00**

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 ACKNOWLEDGED, WE,

Joel George, unmarried and Mary Ruth Brewer, unmarried

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

Wanda Abblett, a single person and Elton Binkley, a single person

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. 20 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, Page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 100 feet on the Northerly side of Moss Trail and runs back between lines 302.4 feet on the Easterly side and 425.1 feet on the Westerly side to a dead line on a broken line in the rear measuring 277.8 feet.

BEING the same property conveyed to Joel George and Mary Ruth Brewer by Installment Deed from Harold Cornelius Hays, Jr. and wife, Nancy A. Hays, dated 11/12/14 and recorded 11/14/14 in Instrument No. 20141114-0105085, Register's Office for Davidson County, Tennessee.

Map/Parcel No. 025-12-0-062.00

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **304 Moss Trail, Goodlettsville, TN 37072**
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.

Witness our hands this 22nd day of May, 2017.

Joel George

Mary Ruth Brewer

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel George and Mary Ruth Brewer the bargainor(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 and official seal at SMYRNA, Tennessee, this 22nd day of May, 2017.

Commission Expires: 6/18/17

Notary Public

PATRICIA L. HURTT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY