WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066194 DEEDWARR
Recvd: 08/02/17 08:46 2 pgs
Fees:13.00 Taxes:728.90
20170802-0078340

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,000.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Jeremy Kent	new owners	Map 162 Group 060 Parcel 066.00
(NAME)	(NAME)	
261 Delvin Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James Laborg, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeremy Kent and Bonnie St. Martin, husband and wife, 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:

Being Lot No. 43 on the plan Section 1, Fair Oaks Subdvision, of record in Book 4175, Pages 42 and 43, Register's Office, Davidson County, Tennessee, in which plan reference is here made for a more complete legal description.

Being the same property conveyed to James Laborg by deed from Marty Penix and James Deatrick, Jr. of record in Instrument Book 20060731-0092219, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Record Book 4289, Page 198 and in Record Book 4475, Page 863, said Register's Office.

Subject to any and all matters and notes on plat of record in Plat Book 4175, Page 42 and 43, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 261 Delvin Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 31st day of July, 2017.

James Laborg

STATE OF TENNESSEE

COUNTY OF Robertson

On this 31st day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Laborg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

