WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170077546 DEEDWARR
Recvd: 09/05/17 13:39 2 pgs
Fees:13.00 Taxes:629.00
20170905-0091123

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2017

Notary Public

MY COMMISSION EXPIRES: 12/20/20
(AFFIX SEAL)

KAREN E TINDALL
STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Trever Mason and David Hobson	Same as new owner	59-37
(NAME)	(NAME)	
4927 Buena Vista Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20172117

For and 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, **I, JEANETTA CLARE SINGER FKA JEANETTA ANTOINE**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **TREVER MASON, MARRIED AND DAVID HOBSON, MARRIED**, 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. :

Certain real property situated in the 13th Civil District of Davidson County, Tennessee, according to a survey made by Geo. W. Watkins, Surveyor, December 9, 1960 and described as follows, to-wit:

BEGINNING on the westerly margin of Buena Vista Pike at an iron pin, the southeast corner of the property conveyed to Albert M. Storey and wife, by deed from Mary Brainard Boyd, Executrix, of record in Book 3161, page 47, Register's Office for said County; thence with the westerly margin of said Pike South 18 deg. East, 100 feet to an iron pin; thence South 71 deg. 15' West, 250 feet to an iron pin; thence North 18 deg. West, 100 feet to an iron pin at the southwest corner of said Storey property; thence with the southerly line of said Storey property North 71 deg. 15' East, 250 feet to the **BEGINNING**.

Being the same property conveyed to Mitchel L. Delk and wife, Jeanetta S. Delk by Warranty Deed from John Daniel Singer, Executor of the Estate of Charles H. Singer, Jr., dated July 15, 1998 and filed of record in Book 11028, page 563, Register's Office for Davidson County, Tennessee. Mitchel L. Delk and Jeanetta S. Delk are now divorced. The said Mitchel L. Delk conveyed his interest in said property, by Quitclaim Deed to Jeanetta S. Antoine, formerly known as Jeanetta S. Delk, dated July 9, 2010 and filed of record in Instrument No. 20100713-0055015, said Register's Office.

Being the same property conveyed to Jeanetta Antoine, a married woman, by Warranty Deed from Jeanetta Antoine, formerly known as Jeanetta S. Delk, a married woman, who acquired title as an unmarried woman, and joined by her spouse Gary Antoine, dated October 7, 2011 and filed of record in Instrument No. 20111025-0082894, Register's Office for Davidson County, Tennessee.

Jeanetta S. Delk, Jeanetta S. Antoine, Jeanetta Antoine and Jeanetta Clare Singer are all one and the same person.

Unimproved ☐

This is improved ☒ property, known as 4927 Buena Vista Pike, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hand this 31st day of August, 2017

Jeanetta Clare Singer

Gary Michael Antoine

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeanetta Clare Singer and Gary Michael Antoine, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of August, 2017.

Melissa D. Rogers

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY