# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/19/19

(AFFIX SEAL)

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

Davidson County DEEDWARR
Recvd: 09/08/17 15:00 3 pgs
Fees:18.00 Taxes:592.00
**20170908-0092649**

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Jennifer Miles | Bank of Tennessee | 10816007300 |
| (NAME) | (NAME) | |
| 1422 Timber Valley Drive | 301 E. Center Street | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Kingsport, TN 37660 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jamie Lubiens and**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jennifer Miles, unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Davidson County, Tennessee, being Lot No. 84-A, Zone Lot Division Lots 27, 76, 82, 83 and 84, Section Two, Percy Priest Woods Subdivision of record in Plat Book 5200, Page 756, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jamie Lubiens, unmarried by Warranty Deed from Jacquelyn Carter, unmarried, dated 10/18/2006, recorded 10/27/2006, of record in Instrument No. 20061027-0133465, in the Register's Office for Davidson County, Tennessee. The said Jamie Lubiens was actually married at the time she was granted said property but was erroneously referred to as unmarried. Trevor Lubiens joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 5200, Page 756 and amending Plat Book 5800, Page 259; Covenants, conditions, easements and restrictions of record in Book 5984, Page 865, Amended Restrictive Covenants of record in Book 6020, Page 270; Covenants, conditions, easements and restrictions of record in Book 6093, Page 392; Amended Restrictive Covenants of Percy Priest Woods Subdivision of record in Book 6353, Page 307, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1422 Timber Valley Drive, Nashville, TN 37214
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 31st day of August, 2017.

Jamie Lubiens

Jamie Lubiens

Trevor Lubiens

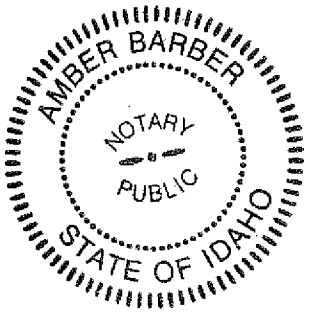
State of Idaho
County of ADA

Personally appeared before me Jamie Lubiens and Trevor Lubiens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6 day of September, 2017

Amber Barber

Notary Public ADA County
My Commission Expires: 01/12/2023




**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

