Bill Garrett Davidson County
Batch# 19950 DEEDWARR
11/01/2017 09:37:01 AM 2 pgs
Fees: $13.00 Taxes: $1,505.90
20171101-0111802

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: E17-5622

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $407,000.00

Affiant

JENNIFER A SKINNER STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 08-17-2019 RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 27th day of October, 2017.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Angela K Husband 4708 Hessey Road Mt. Juliet, TN 37122	New Owner	110-130.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jacqueline L. Webster, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Angela K Husband,** Married 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 the 4th Civil District of Davidson County, TN, being Tract No. 5 on a plat thereof made by E. L. Miller, Jr., Surveyor, dated February 17, 1967.

Said Tract No. 5 begins at an iron pin in the Westerly margin of a proposed road and thence So. 84° 00' W., 12 feet with the fence line to a point; thence No. 88° 45' W. 456.0 feet with said fence to a stake in the margin of an old road; thence No. 2° 00' E 307 feet to an iron pin; thence So. 88° 55' E, 506 feet to an iron pin in the westerly margin of said proposed road; thence So. 9° 15' W 320 feet with said margin of said road to the beginning, and containing 3.4 acres, more or less.

Being the same property conveyed to Jacqueline L. Webster by Warranty Deed from Bailey Slaven, Jr. and wife, Peggy Slaven, recorded on the 20th day of September, 1983 in Deed Book 6140, Page 633, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 4708 Hessey Rd., Mt. Juliet, TN 37122

This conveyance is made subject to 1) Property taxes for the year 2017 are a lien due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of October, 2017.

Jacqueline L. Webster
Jacqueline L. Webster

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jacqueline L. Webster**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of October, 2017.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020