Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0432

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 29572 **DEEDWARR**
11/27/2017 10:02:51 AM 2 pgs
Fees: $13.00 Taxes: $499.13

20171127-0120419

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Jeffery B. Hubanks and Barbara J. Hubanks has this day bargained and sold and does hereby transfer and convey unto Larry E. Bess and Patty S. Bess, a married couple, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 9, on the Plat of Rolling Meadows, Phase One, Section One, as shown on Plat of Record in Plat Book 6250, Page 504, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being the same property conveyed to Barbara J. Hubanks and Jeffery B. Hubanks by Quitclaim Deed from Nationstar Mortgage, LLC, f/k/a Centex Home Equity Company, LLC, dated 03/12/14, of record in Instrument No. 20140319-0022585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Nationstar Mortgage by Substitute Trustee's Deed from Rubin Lublin, TN PLLC, Substitute Trustee, dated 01/07/14, of record in Instrument No. 20140224-0015393, Register's Office for Davidson County, Tennessee.

This is improved property known as 9 Rolling Meadows Drive, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Larry E. Bess and Patty S. Bess, a married couple, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 16th day of October, 2017.

Jeffery B Hubanks by Barbara J Hubanks Attorney-In-Fact
Jeffery B. Hubanks by Barabara J. Hubanks Attorney-In-Fact

Barbara J Hubanks
Barbara J. Hubanks

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Barbara J. Hubanks with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 16th day of October, 2017.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy

NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Barbara J. Hubanks, Attorney-in-Fact for Jeffery Hubanks with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Attorney-in-Fact of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand the 16th day of October, 2017.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy

Notary Public
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $134,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of October, 2017.

Tonya Thomas

NOTARY PUBLIC

My Commission Expires:

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: 9-6-20

Map & Parcel No.: 033-04-0-A-009.00-CO

Name and address of new owner:
Send tax bills to:
Larry E. Bess and Patty S. Bess
9 Rolling Meadows Dr.
Goodlettsville, TN 37072