COUNTY TAX STAMPS PAID IN WILSON COUNTY, TENNESSEE

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 45293 DEEDWARR
01/08/2018 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180108-0002222

ADDRESS NEW OWNER:
Aaron Payne & Courtney Payne
4841 Catskill Drive
Old Hickory, TN 37138-4012

SEND TAX BILL TO:
New Owner

MAP/PARCEL 052K-A-001.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angella G. Rubbert and Brad M. Rubbert, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Courtney Payne and Aaron Payne, wife and husband, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Wilson County, State of Tennessee, described as follows, to-wit:

Land in Wilson County, Tennessee, being Lot No. 418 on the Plan of Section Four Sherwood Forest & Addition to Section 2 & 3 Shiloh Park of record in Plat Book 10, Page 11, in the Register's Office for Wilson County and of record in Book 4460, Pages 182 and 183, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angella G. Rubbert and Brad M. Rubbert, wife and husband by Warranty deed from B. Elliott Smith and wife, Joyce L. Smith of record in Book 1316, page 800, Register's Office for Wilson County, Tennessee, dated July 31, 2008 and recorded on August 01, 2008.

Being also known as 4841 Catskill Drive Old Hickory, Tennessee 371384012.

This is improved property known as: **4841 Catskill Drive, Old Hickory, Tennessee 37138-4012**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE, His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 13th day of July, 2017.

WITNESS MY HAND on this the 13th day of July, 2017

Angella G. Rubbert

Angella G. Rubbert

Brad M. Rubbert

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Angella G. Rubbert and Brad M. Rubbert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of July, 2017.

Jodie D Peeler

NOTARY PUBLIC

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
NOTARY PUBLIC
JODIE D. PEELER
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

Lucia Gross

AFFIANT

Subscribed and sworn to before me this the 13th day of July, 2017.

Jodie D Peeler

NOTARY PUBLIC

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
NOTARY PUBLIC
JODIE D. PEELER
WILSON COUNTY

File No: 70444

BK/PG:1771/1917-1919
17616916

3 PGS : DEED	
JILL COFFMAN 373840 - 17616916	
07/19/2017 - 11:34 AM	
VALUE	250000.00
MORTGAGE TAX	0.00
TRANSFER TAX	925.00
RECORDING FEE	15.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	943.00

STATE of TENNESSEE, WILSON COUNTY
JOHN B SPICKARD
REGISTER OF DEEDS

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.

Notary Public

My commission expires: 3/19/19

