Bill Garrett Davidson County
Batch# 81307 DEEDWARR
04/16/2018 12:53:55 PM 2 pgs
Fees: $13.00 Taxes: $702.63
20180416-0035554

Prepared By & Return To:
Tennessee Title Services, LLC
207 N Main St.
Dickson, TN 37055
18-0142D

PREPARED BY
RETURN TO
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAMES A. STOCKARD
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
12th day of April, 2018

Notary Public
Commission Expires: 12-6-20

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Patrick Tubbs 8560 Cub Creek Rd Nashville, TN 37209	New Owner	077-00-0-007.00

WARRANTY DEED

FOR AND IN 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/WE,

Dustin Mizell, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Patrick Tubbs, a single man

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:

Beginning at a point in the center of Cub Creek Road at the common corner of the property owner by Howard Moore, formerly the Old Cullum Place, and the property owned by B.C. Miller; thence with the northeastern boundary line of said Moore's property, North 40° West 236 feet to a stake in the southeastern boundary line of a tract of land owned by Claude Moore, formerly the old E.J. Adkisson Place; thence with the southeastern boundary line of Claude Moore property, North 50° East 58 feet to a stake in the south western boundary line of a tract of land owned by B.C. Miller; thence with Miller's Line, South 46-1/2° East 165 feet to a stake with elm and ash pointers; thence South 85° East 105 feet to a point in the center of Cub Creek Road; thence with the center of said Road, South 51° West 144 feet to the beginning, containing 1/3 acre, more or less.

Being the same property conveyed to Dustin Mizell, a married man by warranty deed from Betty Ann Webber of record in Instrument No. 20151207-0122881 Register's Office for Davidson County, Tennessee, dated 12/02/2015 and recorded on 12/07/2015.

Keller Mizell, Spouse of Grantor, joins in the execution of this document for purposes of conveying her marital interests, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8560 Cub Creek Rd, Nashville, TN 37209.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of April, 2018.

Dustin Mizell

Keller Mizell

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Dustin Mizell and Keller Mizell

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of April, 2018.

Notary Public

My Commission Expires: 2/22/22

(Notary Seal)

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON