WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 18-1750

WARRANTY DEED

Bill Garrett
Batch# 83644
04/23/2018 10:50:47 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20180423-0037896

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF April, 2018.

Rachel Marie Collins
Notary Public

MY COMMISSION EXPIRES: 3.21.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Chad Culbertson and Rebecca Lynn Culbertson	Jonathan Chad Culbertson and Rebecca Lynn Culbertson	
(NAME)	(NAME)	
207 Bonnafield Drive	95 Spring Lane	075-09-0- 037.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Fall Branch TN 37656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **ROBERT A. MOSSACK, MARRIED AND PAMELA K. DOUGHTY, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN CHAD CULBERTSON AND REBECCA LYNN CULBERTSON, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being Lot No. 594 on the Plan of Section Six, Hermitage Hills, of record in Book 3300, Page 10, Register's Office for said County, together with a 16 foot strip of ground lying in the immediate rear and East of said lot.

Said lot and said strip front 80 feet on the East side of Bonnafield Drive and run back between lines 202.36 feet on the Northerly line and 202.15 feet on the Southerly line to a dead line in the rear on which they measure 80.25 feet.

Being the same property conveyed by Warranty Deed from Raymond J. Culpepper and wife, Martha R. Culpepper to Frank R. Mossack and wife, Bettye L. Mossack, as recorded on the 23rd day of May, 1967 in Deed Book 4134, Page 65 and Probate Docket #18P202, in the Register's Office of Davidson County, Tennessee. Bettye L. Mossack and Bettye J. Mossack are one and the same. Frank R. Mossack died on February 10, 1995 leaving Bettye J. Mossack as sole surviving Tenat by the Entirety. Bettye J. Mossack died testate on January 21, 2018. Pamela K. Doughty and Robert A. Mossack are the devisees under the Will of Bettye J. Mossack probated under Docket No. 18P202, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This has never been the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ / improved x property, known as 207 Bonnafield Drive, Hermitage, TN 37076
(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 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. 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 my hand this 20 day of April, 2018

ROBERT A. MOSSACK

PAMELA K. DOUGHTY

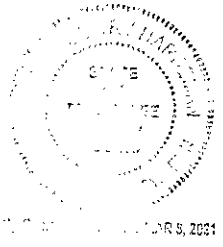
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert A. Mossack and Pamela K. Doughty, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of April, 2018.

Commission expires:



Notary Public