Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is **$213,000.00**.

Affiant

File Number: 1804181

Subscribed and sworn to before me, this 11th day of May, 2018.

Notary Public
My Commission Expires: 8-18-18

Bill Garrett Davidson County
Batch# 92622 **DEEDWARR**
05/15/2018 02:20:46 PM 2 pgs
Fees: $13.00 Taxes: $788.10
20180515-0046409

Latisha Marvel Notary Public State of Tennessee Rutherford County

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Kacee Davis and Pennie Davis	FirstBank	150-11-358.00
3417 Maple Timber Drive	318 Seaboard Ln Ste 205	
Antioch, TN 37013	Franklin, TN 37067	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine Eads-Subick, married, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to Kacee Davis and spouse, Pennie Davis, as joint tenants with rights of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot 88, Lake Town Park, Section 8, of record in Book 7900, page 467, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to George A. Eads and wife, Katherine E. Eads, as tenants by the entirety, by Warranty Deed from Kenneth Victory, individually, D/B/A Kenneth Victory Construction, dated March 30, 1995, of record in Book 9633, Page 783, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Katherine E. Eads, by Quitclaim Deed from George A. Eads, dated July 28, 2005, of record in Instrument No. 20050808-0093520, Register's Office for Davidson County, Tennessee.

Gregory P. Subick, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

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

This property is _X__improved ___unimproved property known as 3417 Maple Timber Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of May, 2018.

Katherine Eads-Subick

Gregory P. Subick

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Katherine Eads-Subick and Gregory P. Subickwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 11th day of May, 2018.

Notary Public at Large
My Commission Expires:

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY