Bill Garrett Davidson County
Batch# 111386 DEEDWARR
07/02/2018 11:01:01 AM 2 pgs
Fees: $13.00 Taxes: $987.90
20180702-0063789

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

ADDRESS NEW OWNER:
Sonia M. Eason
Alexus B. Dansby
212 Holiday Drive
Madison, TN 37115

SEND TAX BILL TO:
First Community Mortgage, Inc.
262 Robert Rose Dr, Ste. 101
Murfreesboro, TN 37129

MAP/PARCEL 042-14-0-112.00

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, **Garold D. Backman, Jr. unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Sonia M. Eason, unmarried and Alexus B. Dansby, unmarried, _____, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Holiday Hills of record in Plat Book 3600, Page 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Garold D. Backman, Jr., unmarried by Warranty deed from Alan Jay Hubbell, married and wife, Penny L. Hubbell of record in Instrument No. 20051216-0151065 Register's Office for Davidson County, Tennessee, dated December 05, 2005 and recorded on December 16, 2005.

This is improved property known as: **212 Holiday Drive, Madison, Tennessee 37115**

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 GRANTEES, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES 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 GRANTEES their heirs and assigns, against the lawful claims of all persons

whomsoever.

Possession to be given 25th day of June, 2018.

WITNESS MY HAND on this the 25th day of June, 2018

Garold D. Backman, Jr.

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Garold D. Backman, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 25th day of June, 2018.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $267,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No: 180428