Bill Garrett Davidson County
Batch# 114345 DEEDWARR
07/10/2018 11:08:10 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20180710-0066463

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian David and Alexandra Cherelle Hubert 2041 Graceland Dr. Goodlettsville, TN 37072	J.G. Wentworth Home Lending 3350 Commission Court Woodbridge, VA 22192	007150-037.00

THIS INDENTURE, made this 5th day of July, 2018 between

Donald R. Hubert and wife, Linda G. Hubert

of Indian River County, Florida, hereinafter referred to as **Grantor,** and

Brian David Hubert and Alexandra Cherelle Hubert, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 99 of Grizzard Manor, Section 5, 10th Civil District of Davidson County, Tennessee, as of record in Plat Book 4675, Page 164, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald R. Hubert and wife, Linda G. Hubert by Warranty Deed dated 10/5/94 from James F. Eddings and wife, Melba Sue Eddings of record in Book 9486, Page 809, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 2041 Graceland Dr., Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder set their hands and seal the day and year first above written.

Donald R. Hubert

Linda G. Hubert

STATE OF FLORIDA
COUNTY OF Indian River

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald R. Hubert and Linda G. Hubert, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Sebastian, Florida, on this the 5th day of July, 2018.

Notary Public
My Commission Expires: ~~7/8/19~~ 2/11/21

CATHY L. SNOW
MY COMMISSION # GG 037830
EXPIRES: February 11, 2021
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Indian River

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $300,000.00.

Affiant

Sworn to and subscribed before me, this 5th day of July, 2018.

Notary Public
My Commission Expires: 2/11/21

CATHY L. SNOW
MY COMMISSION # GG 037830
EXPIRES: February 11, 2021
Bonded Thru Notary Public Underwriters