WARRANTY DEED

Bill Garrett Davidson County
Batch# 122242 DEEDWARR
07/30/2018 11:42:15 AM 2 pgs
Fees: $13.00 Taxes: $908.35

20180730-0074038

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,500.00

Elaine Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 1-22-22

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division, ,

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alexander Thayer	SWBC	02516004000
(NAME)	(NAME)	
203 Moss Trail	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Bryan E. Deboes and Jeanette R. Deboes , husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Alexander Thayer , unmarried man,** hereinafter called the GRANTEE(S), his/her/their 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. 79 and the southerly half of Lot 80 on the plan of Goodlettsville Heights Subdivision, Section 2, as shown by plat of record in Plat Book 1424, Pages 120 & 121, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bryan E. Deboes and Jeanette R. Deboes, husband and wife, by Warranty Deed from Sid D. Durham and Georgia A. Durham, dated 02/05/2015 recorded 02/12/2015, of record in Instrument No. 20150212-0012966, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 1424, Pages 120 & 121; Covenants, conditions, restrictions and easements, if any, of record in Book 1783, Page 35, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 203 Moss Trail, Goodlettsville, TN 37072
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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 our hands this 27th day of July, 2018.

Bryan E. Deboes by Anthony Johnson, His Attorney in Fact

Bryan E. Deboes by Anthony Johnson, His Attorney in Fact

Jeanette R. Deboes by Pamela Johnson, Her Attorney in Fact

Jeanette R. Deboes by Pamela Johnson, Her Attorney in Fact

State of Tennessee
County of Wilson

On this 27th day of July, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Anthony Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Bryan E. Deboes, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20180730-0074036, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of July, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Wilson

On this 27th day of July, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Pamela Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jeanette R. Deboes, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument Number 20180730-0074037, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 27th day of July, 2018.

Notary Public

My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122