398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 122695 **DEEDWARR**
07/31/2018 01:58:34 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20180731-0074680

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Bank of Tennessee	MAP-PARCEL NO(S).
William B Kubicki and Laurel A Kubicki	~~New Owner~~	092 05 0 059.00
(NAME)	(NAME)	
3608 Batavia Street	301 E. Center St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Kingsport TN 37660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Utley, IV, a single man, and Tracy Lynn Utley, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William B Kubicki and Laurel A Kubicki, husband and wife, and Linnea M Bonacci and Timothy J Bonacci, wife and husband, as joint tenants with right of survivorship**, 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:

Lot 51, Section 2, College Hill, Subdivision, as shown on plats of record in Plat Book 2133, Page 52, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Henry M. Bransford by Warranty Deed from Debra Cornelia Crump Ballard and Cecille E. Crump (now deceased) dated July 14, 2003 and recorded July 17, 2003 as Instrument No. 20030717-0100608, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Utley, IV and Francis Utley as joint tenants by Quitclaim Deed from Henry M. Bransford dated February 15, 2005 and recorded February 22, 2005 as Instrument No. 20050222-0019198, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Utley, IV and Frances Utley, as joint tenants with right of survivorship by Quitclaim Deed from Richard Manson, Trustee dated April 18, 2005 and recorded April 20, 2005 as Instrument No. 20050420-0043898, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to James Utley, IV by Quitclaim Deed from Frances Utley dated March 15, 2006 and recorded March 16, 2006 as Instrument No. 20060316-0030396, in said Register's Office for Davidson County, Tennessee.
File Number: FRN-185606SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3608 Batavia Street, Nashville, TN 37209

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, has 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 our hands this 30th day of July, 2018

James Utley, IV

Tracy Lynn Utley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James Utley, IV, a single man, and Tracy Lynn Utley, a single woman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of July, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-185606SSO