Karen Y Johnson Davidson County
Batch# 149300 **DEEDWARR**
10/04/2018 03:55:21 PM 2 pgs
Fees: $13.00 Taxes: $954.60

20181004-0098849

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $258,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of September, 2018.

My commission expires: 4/17/19 NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Brissa Abbott and William Triggs	NEW OWNER	149-06-0-138.00
(NAME)	(NAME)	
2536 Johnson Ridge Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		

Warranty Deed

For and in Consideration of the sum of $258,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **N. Joseph Romain Jr. and wife, Gloria D. Romain,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Brissa Abbott and William Triggs**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot# 38 on the Plan of Oakwood Subdivision, Section One, Phase Six, of record in Book 7900, page 419, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby mad for a more complete description thereof.

and corrected in Book 8705, Page 870

Being the same property conveyed to N. Joseph Romain Jr. and wife Gloria D. Romain by deed from Bradley E. Smith and wife Gretchen B. Smith, dated April 23, 2008 and recorded as Instrument No. 20080424-0042118, Register's Office for Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 2536 Johnson Ridge Road, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

File# 18-6969

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-BR-18-2536

Witness our hands this 28th day of September, 2018.

N. Joseph Romain Jr.

Gloria D. Romain by Nestor Joseph Romain, Jr.
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, N. Joseph Romain Jr. and Gloria D. Romain, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2018.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 28th day of September, 2018, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Nestor Joseph Romain, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gloria D. Romain, as evidenced by Power of Attorney of record in Instrument No. 20180806-0076975 Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Gloria D. Romain.

Witness my hand and seal, this 28th day of September, 2018.

Notary Public
My commission expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122