(1)

Karen Y Johnson Davidson County
Batch# 152394 DEEDWARR
10/18/2018 11:02:03 AM 2 pgs
Fees: $13.00 Taxes: $1,100.75
20181018-0103430

Judy S. Wells State of Tennessee Notary Public Williamson County

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$297,500.00.**

Affiant

Subscribed and sworn to before me, this the 17th day of OCTOBER, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BRIAN A. HUBBARD	**GUARANTEED RATE, INC** ~~**NEW OWNER**~~	**119-2-203.00**
76 Jonell Drive	**4044 North Lincoln, #324**	
Nashville, TN 37210	**Chicago, IL 60618**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Donnie Risner and wife, Barbara Jo A. Risner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRIAN A. HUBBARD, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 149 on the Plan of Sterling Heights, Section 5, as of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee.

Said Lot No. 149 fronts 60 feet on the northwesterly side of Jonell Drive and runs back between line, 266.5 feet on the northeasterly line and 219.9 feet on the southwesterly line to a dead line in the rear on which it measures 120 feet.

Being the same property conveyed to Donnie Risner and wife, Barbara Jo A. Risner by Warranty Deed dated September 27, 1973 from Ethel Nora Long, now Gibson and husband Eugene Gibson of record in Deed Book 4750, Page 522, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 76 Jonell Drive, Nashville, TN 37210.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 my/our hand(s) this 17th day of October, 2018.

Donnie Risner

Barbara Jo A. Risner

State of Tennessee)
County of Davidson)

On this 17th day of OCTOBER, 2018, before me personally appeared, **Donnie Risner and wife, Barbara Jo A. Risner** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 11-5-18

Notary Public

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY