WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170821 DEEDWARR
12/05/2018 02:35:25 PM 2 pgs
Fees: $13.00 Taxes: $858.40

20181205-0118708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-1008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
A Place in the Sun, Inc., a Tennessee Corporation	NEW OWNER	Map: 053090B17400
(NAME) 5543 Edmonson Pike; #68	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-TWO THOUSAND AND NO/100 DOLLARS ($232,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

AMY S. BIBLE AND HUSBAND, PAUL D. BIBLE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

A PLACE IN THE SUN, INC., A TENNESSEE CORPORATION,

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:

Being Lot No. 89 on the Plan of Cumberland Station at Wilson Camp, Section Five, as shown on plat of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Amy S. Bible and husband, Paul D. Bible, by deed from Randall Phillips Homes, LLC, of record in Instrument 20061012-0126816, dated September 29, 2006, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20060118-0006553, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10585, Page 496, amended in Instrument 20011015-0112096; Instrument 20020919-0114055; Instrument 20020919-0114056; Instrument 20031030-0159798; Instrument 20031030-0159799; Instrument 20041115-0136853; Instrument 20060213-0017249; Instrument 20061024-0131768; Instrument 20061024-0131769, said Register's Office.

The signature of Paul D. Bible is signed by his/her duly appointed Attorney-in-Fact, Amy S. Bible, pursuant to the Power of Attorney of record in Instrument 20181205-0118707, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-HDH-18-1045

unimproved ☐
This is improved ☒ property, known as 1045 Pawnee Trl., Madison, TN 37115
(House No.) (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 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, 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 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 November, 2018.

Amy S. Bible

Paul D. Bible by Amy S. Bible as Attorney in Fact
Paul D. Bible
By: Amy S. Bible, as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy S. Bible with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of November, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Amy S. Bible, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of Paul D. Bible, as his/her Attorney-in-Fact, as the free act and deed of the within named Paul D. Bible.

Witness my hand and official seal this 30th day of November, 2018.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.