Karen Johnson Davidson County
Batch# 187640 DEEDWARR
01/24/2019 10:20:45 AM 2 pgs
Fees: $13.00 Taxes: $233.10

20190124-0006935

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

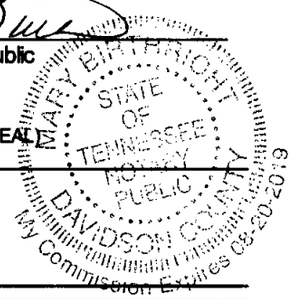
Dennis Bobel
Affiant

Subscribed and sworn to before me, this 22ND DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)



THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Bobel and Ginger C. Bobel, husband and wife, as tenants in common with rights of survivorship	New Owner	030-00-0-116.00
	(NAME)	
5134 Simpkins Road		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Timothy A. Mason, married and wife, Stephanie Mason, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dennis Bobel and Ginger C. Bobel, husband and wife, as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF THE PROPERTY DESCRIBED IN BOOK 4579, PAGES 381 AND 383, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY FRANK V. NEELY, TENNESSEE NO. 1493, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF SIMPKINS ROAD, SAID POINT BEING A COMMON CORNER OF THE WITHIN DESCRIBED TRACT AND THE DICKERSON PROPERTY DESCRIBED IN BOOK 649, PAGE 341, SAID REGISTER'S OFFICE; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF SIMPKINS ROAD AND AROUND A CURVE A DISTANCE 230.84 FEET TO A POINT SAID POINT BEING THE BEGINNING OF ANOTHER CURVE; THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTHERLY MARGIN OF SIMPKINS ROAD 24.57 FEET TO A POINT THENCE LEAVING SIMPKINS ROAD, SOUTH 51 DEG. 10 MIN. 15 SEC. EAST 151.62 FEET TO A POINT THENCE SOUTH 63 DEG. 05 MIN. 27 SEC. WEST 139.27 FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE WITHIN DESCRIBED TRACT THENCE NORTH 70 DEG. 39 MIN. 42 SEC. WEST 250.11 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE WITHIN DESCRIBED TRACT; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF THE DICKERSON PROPERTY 136.04 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY A. MASON, MARRIED, BY WARRANTY DEED FROM PYLANT ELLIS AND WIFE, JUANITA ELLIS, OF RECORD IN BOOK 11596, PAGE 316, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

STEPHANIE MASON, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5401 Simpkins Road, Whites Creek, TN 37189
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 22nd day of January, 2019.

Timothy A. Mason

Stephanie Mason

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy A. Mason and Stephanie Mason, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072