REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 192233 DEEDWARR
02/06/2019 10:20:50 AM 2 pgs
Fees: $13.00 Taxes: $203.50

20190206-0011308

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property ~~being~~ transferred, whichever is greater, is $55,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 23rd DAY OF January, 2019.

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA A. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
SEAL
DAVIDSON COUNTY
Commission Expires MAR 8, 2022

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
James L. Pedigo
907 Bryan Street
Old Hickory, TN 37138

NEW OWNER:
James L. Pedigo
907 Bryan Street
Old Hickory, TN 37138

GENERAL WARRANTY DEED

This indenture is made and entered into this 23rd day of January, 2019 between RUTH ANN BYBEE, an unmarried person (hereinafter referred to as "GRANTOR") and JAMES L. PEDIGO, an unmarried person (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

SITUATE in the DAVIDSON County, Tennessee and being more particularly described as follows:

Lot 99 on the Plan of Section "D" of Village of Old Hickory, as shown by a map of record in Book 1424, Page 65 in the Register's Office for Davidson County, Tennessee, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Ruth Ann Bybee by instrument of record in Book 9536, Page 530 in the Register's Office for Davidson County, Tennessee.

TAX PARCEL # 044 15 0 081.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 907 Bryan Street, Old Hickory, TN 37138.

In the event of a discrepancy between the property address or the tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office; and, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ruth Ann Bybee
RUTH ANN BYBEE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared RUTH ANN BYBEE, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained. Witness my hand and seal at office in the aforesaid state and county this 23 day of January, 2019.

SEAL



Kevin Behar
NOTARY PUBLIC
COMMISSION EXPIRES: 9-6-22

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED.