Natalie Davenport
State of Tennessee Notary Public
Rutherford County

Karen Johnson Davidson County
Batch# 193313 DEEDWARR
02/08/2019 10:20:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20190208-0012185

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

Subscribed and sworn to before me, this 4TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/19/21

(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
Sherika L. Webb and William J. Webb, wife and husband	Everett Financial, Inc. dba Supreme Lending (NAME)	
311 Forest Park Road (ADDRESS)	14801 Quorum Dr. Ste. 300 (ADDRESS)	043 13 0 407.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Dallas, TX 75254 (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 Dale J. Grandbois and wife, Clara Ruth Grandbois, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sherika L. Webb and William J. Webb, wife and husband, 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 THE WESTERLY 280 FEET OF THE NORTHERLY HALF OF TRACT NO. 4, ON THE PLAN OF FOREST PARK ACREAGE TRACT AS OF RECORD IN BOOK 843, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF SAID TRACT FRONTS 100 FEET ON THE EASTERLY SIDE OF FOREST PARK ROAD AND RUNS BACK EASTERLY BETWEEN PARALLEL LINES 280 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO DALE J. GRANDBOIS AND WIFE, CLARA RUTH GRANDBOIS, BY DEED FROM SAM TINNIN AND WIFE, GLENDA TINNIN, OF RECORD IN BOOK 10323, PAGE 747, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ROBERT E. CARILLON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DALE J. GRANDBOIS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT 201902080012183_, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ROBERT E. CARILLON EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF CLARA RUTH GRANDBOIS, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT 201902080012184_, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 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 311 Forest Park Road, Madison, TN 37115
(House Number) (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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 4th day of February, 2019.

Dale J. Grandbois by Robert E. Carillon, as Attorney in Fact

Clara Ruth Grandbois by Robert E. Carillon, as Attorney in Fact

State of Tennessee
County of Davidson

On this the 4th day of February, 2019, before me, a Notary Public, in and for said County and State, personally appeared Robert E. Carillon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dale J. Grandbois, acknowledged that such persons executed the same as the free act and deed of the said Dale J. Grandbois.

Witness my hand and seal, this the 4th day of February, 2019.

Notary Public
My commission expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-22-2019

State of Tennessee
County of Davidson

On this the 4th day of February, 2019, before me, a Notary Public, in and for said County and State, personally appeared Robert E. Carillon, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Clara Ruth Grandbois, acknowledged that such persons executed the same as the free act and deed of the said Clara Ruth Grandbois.

Witness my hand and seal, this the 4th day of February, 2019.

Notary Public
My commission expires:

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

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-22-2019

True Copy Certification

I, **Loren Manderson**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

