Karen Johnson Davidson County
Batch# 194807 DEEDWARR
02/13/2019 10:09:30 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190213-0013482

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Reagan Emily Thomas & Lindsay Ellen Preston 810 N. Graycroft Ave Madison, TN 37115	First Community Mortgage 262 Robert Rose Dr., Ste. 101 Murfreesboro, TN 37129	042030-09600

THIS INDENTURE, made this 8th day of February, 2019 between

Wade H. Bobbitt and wife, Venita A. Bobbitt

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Reagan Emily Thomas and Lindsay Ellen Preston, spouses married to each other

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Plan of Castle Grove, Section I of record in Book 2900, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at a point in the easterly margin of Graycroft Avenue, the common front corner of Lots Nos. 6 & 7; thence eastwardly along the line between said Lots Nos, 6 & 7, 177 feet to a concrete monument, the common corner of Lots Nos. 6, 7 & 8; thence southeastwardly along the line between lots Nos. 6 & 8, 171.6 feet to a concrete monument in the line between Lots Nos. 6 & 8; thence South 59° 17' West 118. 99 feet to a concrete monument, the common rear corner of Lot No. 5; thence westwardly along the line between lots Nos. 6 & 5, 208. 3 feet to a point in the easterly margin of Graycroft Ave., thence northwardly with the easterly margin of the same 167.5 feet to the beginning.

Being the same property conveyed to Wade H. Bobbitt and wife, Venita A. Bobbitt by Warranty Deed dated 2/14/80 from Austin P. Moody and wife, Grace S. Moody of record in Book 5567, Page 779, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 810 N. Graycroft Ave, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Wade H. Bobbitt

Wade H. Bobbitt

Venita A. Bobbitt

Venita A. Bobbitt

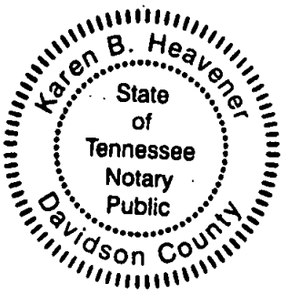
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wade H. Bobbitt and Venita A. Bobbitt, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of February, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $295,000.00.

Wade H. Bobbitt

Affiant

Sworn to and subscribed before me, this 8th day of February, 2019.

Karen B. Heavener

Notary Public
My Commission Expires: 7/8/19

