Karen Johnson Davidson County
Batch# 208019 DEEDWARR
03/20/2019 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.13
20190320-0025307

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tim D. Dolbear Angela Dolbear	New Owner	041 11 0 079.00
(NAME)	(NAME)	
1245 Rugby Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Todd DeBuff, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Tim D. Dolbear and Angela Dolbear, husband and wife,** 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:

LAND in Davidson County, Tennessee, being Lot No. 354 as shown on the map entitled Bellshire Estates, Section "A", of record in Plat Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Todd DeBuff, unmarried, by Warranty Deed from Carson W. Beck and wife, Pamela A. Beck, dated 8/12/16 and recorded 8/16/16 in Instrument Number 20160816-0085277, Register's Office for Davidson County, Tennessee.

Subject to the 2019 taxes which have been prorated between the Grantor and the Grantee. All future taxes will be assumed by the Grantee herein.

Subject to all matters shown on plat of record in Book 2331, Pages 115 and 116, said Register's Office.

Subject to any and all existing easements and/or restrictions of record.

Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 6255, Page 849, said Register's Office.

Subject to Restrictive Covenant for Detached Structure of record in Instrument Number 20161122-0123450, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1245 Rugby Dr., Nashville, TN 37207
(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.

Witness my/our hands this 15th day of March, 2019.

Todd DeBuff

State of MONTANA,
County of Gallatin

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

WITNESS my hand and seal this 15th day of March, 2019.

Notary Public
My Commission Expires: Dec 01, 2019

MOLLY JOHNSON
NOTARY PUBLIC for the
State of Montana
Residing at Belgrade, Montana
My Commission Expires
December 01, 2019

File No.: 20191904

True Copy Certification

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

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY