This instrument prepared by:
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(931) 854-9377
2019-11824-2/Paige Mayercik

Karen Johnson Davidson County
Batch# 213788 **DEEDWARR**
04/04/2019 09:12:57 AM 2 pgs
Fees: $13.00 Taxes: $751.28
20190404-0030659

above for recording information

WARRANTY DEED

THIS DEED, made and entered into **April 2, 2019** by and between **David Bebko, a married man and Pamela Hall (fka Pamela Bebko), a married woman, as tenants in common with rights of survivorship,** hereinafter known as the Party of the First Part, and, **Sandra L. Bebko and James Bebko, wife and husband**, hereinafter known as the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, the Party of the First Part has bargained and sold and does hereby grant and convey unto the Party of the Second Part, their heirs and assigns, with covenants of general warranty of title, the following described property:

Tax ID#: 149-13-012.00

SITUATED, LYING AND BEING in Davidson County, Tennessee and being more particularly described as follows:

BEING Lot 141, on the plan of Debra Heights, Section Two, as filed of record in Book 3700, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the subject property. Subject to the Restrictive Covenants of record in Book 3949, Page 404; and further subject to the plat of record in Book 3700, Page 39, in the official records of Davidson County, Tennessee.

PRIOR REFERENCE: Being the same property conveyed to David Bebko, unmarried, and Pamela Bebko, unmarried, tenants in common with right of survivorship by Deed dated October 26, 2007 from William Edward Wilee and Elaine S. Wilee, married, recorded October 31, 2007, in Instrument Number 20071031-0128400, in the Official Records of Davidson County, Tennessee.

The subject property is neither the principal residence of the Grantors, nor their spouses or any dependents.

TO HAVE AND TO HOLD unto the Party of the Second Part, their heirs and assigns, forever. The Party of the First Part, for themselves, their successors and assigns, covenant that they are lawfully seized and possessed of the property hereby conveyed; that they have a good and lawful right to convey the same; that said property is free and clear of any encumbrance, except as herein stated; that they will execute such further assurances of title as may be reasonably required, and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

It is expressly agreed by the parties hereto that all taxes for the year 2019 shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

WITNESS the following signatures on this day and year first above written.

GRANTORS:

David Bebko

Pamela Hall

STATE OF TENNESSEE
COUNTY OF PUTNAM

On this 2nd day of April, 2019, before me personally appeared David Bebko and Pamela Hall, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 2nd day of April, 2019.

Notary Signature
My commission expires: 10-18-2022

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$203,050.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Witness my hand, at office, this 2nd day of April, 2019.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this 2nd day of April, 2019.

My commission expires: 10-18-2022

Notary Public

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC PUTNAM COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
James Bebko
Sandra L. Bebko
716 Reeves Road
Antioch, TN 37013

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
Same as owner