Karen Johnson Davidson County
Batch# 236602 DEEDWARR
05/30/2019 11:06:51 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20190530-0051279

Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jason Lyell Overbay and wife, Kathryn A. Overbay, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Judith Lee Humphries and Michael Todd Humphries, wife and husband, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Stonemeade, Section 1, of record in Book 6900, Page 800 and 801, Register's Office of Davidson County, Tennessee.
>
> Being the same property conveyed to Jason Lyell Overbay by Quit Claim Deed dated May 12, 2017 of record in Instrument No. 20170525-0052381, Register's Office of Davidson County, Tennessee and by Warranty Deed dated December 8, 2011 to Kathryn A. Overbay of record in Instrument No. 20111214-0097377, Register's Office of Davidson County, Tennessee.
>
> Map & Parcel 155-15-OA-78
>
> Property Address: 5020 Stonemeade Drive, Nashville, TN 37211

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

28 day of May, 2019.

Jason Lyell Overbay

Kathryn A. Overbay

STATE OF Florida

COUNTY OF Lee

Personally appeared before me, the undersigned, Jason Lyell Overbay and Kathryn A. Overbay, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 28 day of May, 2019.

Notary Public

My commission expires:
June 09, 2019

KIMBERLY M KRZYSIK
MY COMMISSION # FF238845
EXPIRES June 09, 2019
FloridaNotaryService.com

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $350,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of May, 2019.

Notary Public

My commission expires:
12-19-20

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

NEW PROPERTY OWNER:
Judith Lee Humphries
Michael Todd Humphries
5020 Stonemeade Dr.
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
Churchill Mortgage Coporation
761 Old Hickory Blvd., Suite 400
Brentwood, TN 37027