WARRANTY DEED

Karen Johnson Davidson County
Batch# 245053 DEEDWARR
06/18/2019 11:33:59 AM 2 pgs
Fees: $13.00 Taxes: $1,285.75

20190618-0058589

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 8, 2021

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert Gene Douglas II and Daneen M. Douglas	SAME	
(NAME) 205 Sugarberry Court	(NAME)	181-10-A 52 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **STEPHEN DRABYN, JR. AND SARAH B. DRABYN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUBERT GENE DOUGLAS II AND DANEEN M. DOUGLAS, 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. 155 on the Plan of Sugar Valley, Section One, of record in Plat Book 9700, page 374, as amended in Book 9700, pages 709 - 711, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephen Drabyn, Jr. and Sarah B. Drabyn, husband and wife, by deed from Eric P. Johns and wife, Rebecca E. Mitchell Johns, of record in Instrument No. 20131002-0103232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 205 Sugarberry Court, Nashville, TN 37211
(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 hand this 17th day of June, 2019

/s/ Stephen Drabyn, Jr.
By: Sarah B. Drabyn, Attorney in Fact

STEPHEN DRABYN, JR.

BY: SARAH B. DRABYN, ATTORNEY IN FACT

/s/ Sarah B. Drabyn

SARAH B. DRABYN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 17th day of June, 2019.

Notary Public

My Commission Expires Nov 3, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of June, 2019, before me personally appeared Sarah B. Drabyn, to me known to be the person who executed the foregoing instrument on behalf of Stephen Drabyn, Jr. and acknowledged that she executed the same as the free act and deed of Stephen Drabyn, Jr.

Witness my hand and official seal this 17th day of June, 2019.

Notary Public

My Commission Expires Nov 3, 2019