NEW OWNER:
Seth Bible
1005 Stone Ridge Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-310

MAP & PARCEL
180-02-0A-018.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 267101 DEEDWARR
08/05/2019 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $1,602.10
20190805-0077629

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED THIRTY THREE THOUSAND AND 00/100 DOLLARS ($433,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Sara E. Call Hughes, unmarried** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Sarah Elizabeth Rose Bible and Seth Abram Bible, wife and husband** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section 1, The Ridge At Stone Creek, RS10 Cluster Lot Development of record in Plat at Instrument No. 20031027-0157621, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy E. Armada and Mark D. Hughes, both unmarried by Warranty deed from Drees Premier Homes, Inc., an Ohio Corporation of record in Instrument No. 20061122-0145017 Register's Office for Davidson County, Tennessee, dated November 17, 2006 and recorded on November 22, 2006. Further being the same property conveyed to Mark D. Hughes, unmarried by Quitclaim deed from Amy E. Armada and Mark D. Hughes, both unmarried of record in Instrument No. 20080917-0095140 Register's Office for Davidson County, Tennessee, dated August 29, 2008 and recorded on September 17, 2008. Further being the same property conveyed to Mark D. Hughes and wife Sara E. Call Hughes by Quitclaim deed from Mark D. Hughes, married of record in Instrument No. 20130709-0070880 Register's Office for Davidson County, Tennessee, dated July 02, 2013 and recorded on July 09, 2013. Further being the same

property conveyed to Sara E. Call Hughes, unmarried by Quitclaim deed from Mark D. Hughes of record in Instrument No. 20190207-0011681 Register's Office for Davidson County, Tennessee, dated January 129, 2019 and recorded on February 07, 2019.

This is IMPROVED property also known as 1005 Stone Ridge Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26 day of **July, 2019**.

Sara E. Call Hughes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Sara E. Call Hughes, an unmarried woman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **July, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

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The actual consideration or value, whichever is greater, for this transfer is $ **433,000.00**.

Jaymie Hargrove
AFFIANT

Sworn to and subscribed to before me this 26th day of **July, 2019**.

Jamie Ivey
NOTARY PUBLIC

My commission expires: 01-24-23

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jaymie Hargrave, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Jaymie Hargrave, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY