WARRANTY DEED

Karen Johnson Davidson County
Batch# 277577 DEEDWARR
08/29/2019 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190829-0087203

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Traci Sellers
My Commission Expires
November 8, 2021
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sydney Paige Bess Darrell S. Bess	New Owner	18100006500
(NAME)	(NAME)	
6229 Pettus Rd.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, We, **Larry K. Brumley and wife, Tracy H. Brumley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sydney Paige Bess and Darrell S. Bess, wife and husband,** 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 the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 21, 1959, as follows; Beginning in the center of Pettus Road opposite an iron pin on the southerly line of the Thomas property; thence with the center of said Road, South 13 degrees 301 West 250 feet; thence North 84 degrees 45' West passing an iron pin on the westerly margin of said Road, 841 feet to another iron pin; thence North 2 degrees 45' East 250 feet to an iron pin; thence South 84 degrees 45' East 427 feet to a stake at the southwest corner of said Thomas property; continuing in the same direction and with the southerly line of said Thomas property 460 feet in all 887 feet to the beginning, containing 5 acres, more or less.

Being the same property conveyed to Larry K. Brumley, by deed of record in Instrument No. 20071207-0141615, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Tracy H. Brumley joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☑ property, known as 6229 Pettus Rd., Antioch, TN 37013

(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 28th day of August, 2019.

Larry K. Brumley

Tracy H. Brumley

State of Tennessee
County of Davidson

Personally appeared before me Larry K. Brumley, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of August, 2019.

Notary Public
My Commission Expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Davidson

Personally appeared before me Tracy H. Brumley , with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of August 2019.

Adrienne Hooper

Notary Public
My Commission Expires: 10/12/19

ADRIENNE HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Referred to:
MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

