WARRANTY DEED

Karen Johnson Davidson County
Batch# 283761 DEEDWARR
09/10/2019 03:46:25 PM 2 pgs
Fees: $13.00 Taxes: $580.90

20190910-0091574

R-VRES-19-08235

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

WILLIAM E GRONE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/07/2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Bair and Angelique Bair	**Wells Fargo Bank, N.A.**	
(NAME)	(NAME)	**100-00-0-067.00**
8235 Old Pond Creek Road	**2701 Wells Fargo Way**	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	**Minneapolis, MN 55467**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID LEE BIBEE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD BAIR AND ANGELIQUE BAIR, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, described as follows: Beginning at an iron rod located in the center of Old Pond Creek Road, being the southeast corner of the Earl Loftis, et ux, land, as of record in Book 3186, Page 459, and the southwest corner of the John B. Turner land, as of record in Book 4441, Page 761, R.O.D.C., Tennessee; thence with the center of said Road South 71 degrees 12' 59" East 167.41 feet to a PK (nail); thence South 441.20 feet to a point; thence West 571.08 feet to a point; thence North 00 degrees 21' 45" West 248.13 feet to an iron rod; thence North 74 degrees 00' 29" East 252.68 feet to an iron rod; thence North 104.91 feet to an iron rod in the center of a dirt road; thence North 67 degrees 03' 42" East 180.83 feet to a PK (nail) in the center of Old Pond Creek Road; thence South 71 degrees 12' 59" East 17.41 feet to the point of beginning containing 5.076 acres, more or less, according to a survey of Dixie Engineering Associates, dated August 26, 1986.

Being part of the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by Warranty Deed from B. B. Johnson and Mertan L. Johnson dated 06/05/1967 and recorded on 06/16/1967 in Book 4142, Page 61, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by Quitclaim Deed from H. E. Collins, Trustee, dated 09/04/1986 and recorded on 09/11/1986 in Book 6975, Page 737, Register's Office for Davidson County, Tennessee. James D. Bibee having since died on or about July 26, 1995 leaving Frances Bibee as the surviving tenant by entirety.

Being the same property conveyed to David Lee Bibee by Quitclaim deed from Sarah Frances Bibee of record in Instrument No. 20180621-0059861 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 21, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8235 Old Pond Creek Road, Pegram, Tennessee 37143**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 9th DAY OF SEPTEMBER, 2019.

David Lee Bibee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of September, 2019.

Notary Public
My Commission Expires:
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212