Karen Johnson Davidson County
Batch# 293128 DEEDWARR
09/30/2019 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20190930-0099264

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of September, 2019.

NOTARY PUBLIC

My commission expires 6/19/23

JENNIFER A HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-19-2023

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chelsea Marie Stripe and Vincent Bruce (NAME)	F+M Bank (NAME)	04415036200
1006 Riverside Drive (ADDRESS)	50 Franklin St (ADDRESS)	
Old Hickory, TN 37138	Clarksville, TN	

Warranty Deed

For and in Consideration of the sum of $360,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Gayle P. Gaines, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chelsea Marie Stripe, an unmarried woman and Vincent Bruce, an unmarried man, as tenants in common**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Section B, Village of Old Hickory, Tennessee, as of record in Book 1424, page 67, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Riverside Drive, at the common front corner of Lots Nos. 3 and 4; thence with said margin of said Drive southwardly 60.1 feet to a concrete monument at the beginning of a curve having a radius of 10.0 feet; thence around said curve southwesterly 16.9 feet to a concrete monument in the northerly margin of Eleventh Street; thence with said margin of said street westwardly 151.9 feet to a point, the common rear corner of Lots Nos. 4 and 10; thence with the line between Lots Nos. 4 and 10 northwardly 70.0 feet to the rear corner of Lots 3 and 4; thence with the line between said two lots eastwardly 157.5 feet to the point of beginning.

being the same property conveyed to Billy B. Gaines and wife, Gayle P. Gaines by deed from Gayle P. Gaines, of record in Book 4771, Page 655, said Register's Office. Billy B. Gaines having since deceased.

This property is __unimproved _X_improved property known as: 1006 Riverside Drive, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

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

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of September, 2019.

Gayle P. Gaines

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 20th day of September, 2019.

Notary Public
My Commission Expires: 4-13-22



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Jennifer Hoffman, 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.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY