| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $354,945.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF OCTOBER, 2019.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES 5-30-21 |
|---|---|

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-30-2021

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6326B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Gregory S. Bandy and Jessica Leonard | First Community | 181-10-0A-145.00-CO |
| 6824 Scarlet Ridge Drive | Mortgage, Inc. | |
| Brentwood, TN 37027 | 219 Robert Rose Dr. Murfreesboro, TN 37129 | |

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**ELLIOTT R. BILLINGS, A SINGLE MAN AND JENNIFER G. HOSKINS, A SINGLE WOMAN AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**GREGORY S. BANDY AND JESSICA LEONARD, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), 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. 301 on the Plan of Final Plat of Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 Elliott R. Billings, a single man and Jennifer G. Hoskins, a single woman as joint tenants with right of survivorship by Warranty deed from Joseph E. Jackson and Hallie R. Jackson, husband and wife of record in Instrument No. 20170814-0083060 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 6824 Scarlet Ridge Drive, Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Karen Johnson Davidson County
Batch# 303006 DEEDWARR
10/21/2019 09:11:30 AM 2 pgs
Fees: $13.00 Taxes: $1,313.30
20191021-0107339

Witness my hand on the 17th day of October, 2019.

Elliott R. Billings by J.C., Attorney in Fact

Elliott R. Billings

By: J. Carlton Drumwright, Attorney-In-Fact

Jennifer G. Hoskins by J.C., Attorney in Fact

Jennifer G. Hoskins

By: J. Carlton Drumwright, Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Elliott R. Billings and Jennifer G. Hoskins, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Elliott R. Billings and Jennifer G. Hoskins, pursuant to Powers of Attorney of record in Instrument No._____ and Instrument No._____, Register's Office for Davidson County, Tennessee. 201910210107337 201910210107338

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

Elizabeth J. Barnes

Notary Public

My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**File #: 19-6326B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

True Copy Certification

I, Yvette Meldrum, 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.

Signature - Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5-30-21

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 5-30-2021