Karen Johnson Davidson County
Batch# 325552 DEEDWARR
12/05/2019 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $791.80
20191205-0125626

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $214,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF NOVEMBER, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-7-2021

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6489N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Benjamin Hubert and Elizabeth Hubert	Movement Mortgage	058-11-0-091.00
537 Phipps Drive	8024 Calvin Hall Road	
Nashville, TN 37218	Indian Lake, SC 29707	

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,

TREE OF LIFE CONSTRUCTION, INC

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

BENJAMIN HUBERT AND ELIZABETH HUBERT, 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. 210 on the Plan of Section I, Royal Hills of record in Plat Book 4675, Page 73, 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 Gaynelle Chatman, a single person by Warranty deed from Julius A. Williams and wife, Brenda Williams of record in Instrument No. 20001106-0109782 Register's Office for Davidson County, Tennessee, dated October 27, 2000 and recorded on November 06, 2000. (Value of consideration shown in aforementioned deed $99,500.00.)

Being the same property conveyed to Tree of Life Construction by Trustee's deed from Wilson and Associates, PLLC of record in Instrument No. 20191118-0118250 Register's Office for Davidson County, Tennessee, dated October 23, 2019 and recorded on November 18, 2019. (Value of consideration shown in aforementioned deed $141,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 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 537 Phipps Drive. Nashville, TN 37218

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.

Witness my hand on the 27th day of November, 2019.

Tree of Life Construction

BY: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mena Bishai, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Tree of Life Construction, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 27th day of November, 2019.

_____
Notary Public

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
My Comm. Expires 03/10/2021
COUNTY OF WILSON

My Commission Expires: _____

File #: 19-6489N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)