WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of Dec, 2019. Notary Public MY COMMISSION EXPIRES: 7/9/2022 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 329892 DEEDWARR
12/16/2019 08:44:31 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20191216-0129099

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeffrey C. Fernandez		043 12 0 025.00
(NAME)	(NAME) First Community Mortgage	
128 Rio Vista Dr.		
(ADDRESS)	(ADDRESS) 262 Robert Rose Dr.	
Madison, TN 37115	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Christopher Philip Labonte, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey C. Fernandez, a single man**, 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 Davidson County, Tennessee, being Lot No. 19 and the Northerly 16.67 feet of Lot No. 18, both of Block " B", on the Plan of the Revised Myatt-Eagan Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, as of record in Book 1424, page 107, Register's Office for Davidson County, Tennessee, more particularly described according to a copy of a survey thereof by Harvey Gee, Surveyor, made November 22, 1952, as follows:

Said Lot No. 19 and Northerly part of Lot No. 18 adjoin and front together 66.67 feet on the Easterly side of Rio Vista Drive and extend back between parallel lines 170 feet on the Northerly line and 179,07 feet on the Southerly line to a dead line in the rear, measuring 67.28 feet.

Being the same property conveyed to Edith L. Cook, married by Warranty Deed from Paul A. Johnson and wife, Sue Johnson, Individually and as Trustee's of the Johnson Family Revocable Living Trust dated June 30, 2000 and recorded July 6, 2000 as Instrument No. 200007060067252, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed Music City Holdings, LLC, A Texas limited liability company by Warranty Deed from Edith L. Cook, unmarried dated January 22, 2019 and recorded January 28, 2019 as Instrument No. 20190128-0008047, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Christopher Philip Labonte by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company dated January 22, 2019 and recorded January 28, 2019 as Instrument No. 20190128-0008048, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 128 Rio Vista Dr., Madison, TN 37115

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 our hands this 11th day of December, 2019

Christopher Philip Labonte

STATE OF TENNESSEE

COUNTY OF Montgomery

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Christopher Philip Labonte, a single man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~9th~~ 11th day of December, 2019.

Tanya M. Mathis

Notary Public

My Commission Expires: 12/14/21

(SEAL)

TANYA M. MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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