Karen Johnson Davidson County
Batch# 352795 DEEDWARR
02/04/2020 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $924.63
20200204-0012562

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $249,900.00

Affiant

Sworn to and subscribed before me this 31st day of January, 2020.

Notary Public
My Commission Expires: 1/3/23

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1720 West End Avenue, Ste. 530, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Joel Gage and Bruce Gage	220 Connare Drive	Owner	
220 Connare Drive		220 CONNARE DRIVE	033-16-0-084.00
Madison, TN 37115	Madison, TN 37115	MADISON, TN 37115	

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **BOBBY SANTI, JR AND STEPHANIE SANTI, HUSBAND AND WIFE AS TO 50% UNDIVIDED INTEREST AND THE ESTATE OF SOPHRONA BILBREY BY BOBBY SANTI, JR., ITS EXECUTOR, AND BOBBY SANTI, JR AND STEPHANIE SANTI AS TO A 50% UNDIVIDED INTEREST** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **JOEL GAGE, AN UNMARRIED MAN, AND BRUCE EDMOND GAGE, A MARRIED MAN, AS JOINT TENANTS,*** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

*with the right of survivorship

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of SECTION I, PRIMROSE MEADOWS, of record in Plat Book 4675, Page 18, Register's Office for Davidson County, to which Plat reference is made for a complete description.

Being the same property conveyed to Bobby Santi, Jr. and Stephanie Santi, Husband and Wife and Sophrona Bilbrey, an unmarried person, by Warranty Deed from Barry Downer, unmarried, of record in Instrument No. 20100830-0068760, in the Register's Office of Davidson County, Tennessee, dated August 24, 2010, and recorded on August 30, 2010.

The said Sophrona Bilbrey died testate on November 7, 2019, and her Last Will & Testament was admitted for probate under Case No. 20P-148 in the Chancery Court for Davidson County, Tennessee, whereby she devised her 50% interest in the subject property to Bobby Santi, Jr. and Stephanie Santi. Bobby Santi, Jr. also joins in this conveyance as Executor of the Estate to convey any interest held by the Estate of Sophrona Bilbrey.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or

encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien due and payable, but not delinquent.
Subject to all matters shown on the Plan of record in Plat Book 4675, Page 18, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4737, Page 801 and Book 5039, page 484, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 31st day of January, 2020.

Bobby Santi, Jr, Individually

Stephanie Santi, Individually

Bobby Santi, Jr, beneficiary under last will and testament of Sophrona Bilbrey

Stephanie Santi, beneficiary under last will and testament of Sophrona Bilbrey

Bobby Santi Jr, Executor
The Estate of Sophrona Bilbrey by Bobby Santi, Jr., Its Executor

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Bobby Santi, Jr and Stephanie Santi,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 31st day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **The Estate of Sophrona Bilbrey by Bobby Santi, Jr., its executor,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin,~~ Nashville, Tennessee, this the 31st day of January, 2020.

NOTARY PUBLIC
My Commission Expires: 11/17/20

CHRISTINE N. MAROON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

