This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 442342 DEEDWARR
07/22/2020 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $795.50
20200722-0080513

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $215,000

Affiant Signature

Subscribed and sworn to before me on this the 15 Day of June 2020

Notary Public

My Commission expires _____/_____/_____

CHRISTY MICHELLE JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Mynatt E. Hubbard & Emma Hubbard
636 DesMoines Drive
Hermitage, TN 37075
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 07416004000

WARRANTY DEED

20NT01516

Effective the 15th Day of June, 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Richard D. Warner and wife, Allison Warner

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mynatt E. Hubbard & Emma Hubbard, husband and wife

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 435 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Richard D. Warner and wife, Allison Warner, by Warranty Deed from Malcolm D. Campbell and wife, Judy Lorance Campbell, dated 07/24/1989 and recorded 07/25/1989 in Book 7896, page 482, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 238 Bonnabrook Dr, Hermitage, TN 37076

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 15th day of June, 2020

Richard D. Warner

State of Tennessee}
County of Wilson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Richard D. Warner** the within named bargainer 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 at office, this the 15th day of June, 2020.

Notary Public

My commission expires: 1/16/2024

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Allison Warner

State of Tennessee}
County of Wilson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Allison Warner** the within named bargainer 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 at office, this the 15th day of June, 2020.

Notary Public

My commission expires: 1/16/2024

CAROL B. CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Christy Michelle Jones, **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Christy Michelle Jones

Notary's Signature

My Commission Expires: _____

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2021