This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 444875 DEEDWARR
07/28/2020 01:03:37 PM 2 pgs
Fees: $13.00 Taxes: $952.75

20200728-0082744

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cody and Ada D. Oliphant 504 Utley Dr. Goodlettsville, TN 37072	Everett Financial Inc., dba Supreme Lending 1401 Quorum Dr., Ste. 300 Dallas, TX 75254	018110-024.00

THIS INDENTURE, made this 24th day of July, 2020 between

Brian David Hubert and Alexandra Cherelle Hubert

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Cody Oliphant, an unmarried man and Ada D. Oliphant, an unmarried woman as tenants in common with right of survivorship

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 15 on the plan of Connell Estates, Section 2, of record in Book 2900, Page 130, Register's Office for Davidson County, Tennessee. Said Lot No. 15 fronts 142.6 feet on the Easterly side of Utley Drive and runs back 303.7 feet on the Southerly line and 332.7 feet on the Northerly line to a dead line in the rear, measuring 118 feet thereon.

Being the same property conveyed to Brian David Hubert and Alexandra Cherelle Hubert by Warranty Deed dated 11/20/2015 from Tammy Anderson Hardy of record in Instrument No. 20151124-0119293, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 504 Utley Drive, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Brian David Hubert

Alexandra Cherelle Hubert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Brian David Hubert and Alexandra Cherelle Hubert, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 24th day of July, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $257,500.00.

Affiant

Sworn to and subscribed before me, this 24th day of July, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY