Karen Johnson Davidson County
Batch# 468109 **DEEDWARR**
09/01/2020 02:20:41 PM 2 pgs
Fees: $13.00 Taxes: $1,013.80

20200901-0099397

39-B
File #20-1388

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1/-SB-VRES-20-1128

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Connie S. Bates, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Barbuto, an unmarried man**, hereinafter called the **Grantee**, Grantee's 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. 2 on the plan of W.E. Watts Subdivision, as of record in Book 4300, page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Connie S. Bates, a single woman by deed from Michael H. Roebuck, a single man, dated January 22, 2019, of record in Inst No. 20190124-0007006, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael H. Roebuck, single man by deed from Francis Wayne Webb, unmarried, dated November 5, 2014, of record in Inst No. 20141107-0103047, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1128 Hitt Lane, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Michael D. Barbuto
1128 Hitt Lane
Goodlettsville, TN 37072

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
025-00-0-086.00

WITNESS THE EXECUTION HEREOF this 28th day of August, 2020.

Connie S. Bates

State of Tennessee)
County of Davidson)

On this 28th day of August, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Connie S. Bates , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 274,000.00.**

Affiant

Sworn and subscribed before me on this the 28th day of August, 2020.

Notary Public

My Commission Expires: 7/9/24