Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-5175

Karen Johnson Davidson County
Batch# 711336 **DEEDWARR**
09/08/2021 10:42:32 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210908-0120137

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 11th day of August, 2021

Notary Public

Commission Expires: 2-4-23

Stephanie A. Glenn
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Raquel Maria Gerber 8235 Old Pond Creek Road Pegram, TN 37143	Raquel Maria Gerber 8235 Old Pond Creek Pegram, TN 37143	100-00-0-067.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Richard Bair and Angelique Bair, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raquel Maria Gerber, an umarried woman,

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 the 8th Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron rod located in the center of Old Pond Creek Road, being the southeast corner of the Earl Loftis, et ux, land, as of record in Book 3186, Page 459, and the southwest corner of the John B. Turner land, as of record in Book 4441, Page 761, R.O.D.C., Tennessee; thence with the center of said Road South 71 degrees 12' 59" East 167.41 feet to a PK (nail); thence South 441.20 feet to a point; thence West 571.08 feet to a point; thence North 00 degrees 21' 45" West 248.13 feet to an iron rod; thence North 74 degrees 00' 29" East 252.68 feet to an iron rod; thence North 104.91 feet to an iron rod in the center of a dirt road; thence North 67 degrees 03' 42" East 180.83 feet to a PK (nail) in the center of Old Pond Creek Road; thence South 71 degrees 12' 59" East 17.41 feet to the point of beginning containing 5.076 acres, more or less, according to a survey of Dixie Engineering Associates, dated August 26, 1986.

Being part of the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by Warranty Deed from B. B. Johnson and Mertan L. Johnson dated 06/05/1967 and recorded on 06/16/1967 in Book 4142, Page 61, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to James Bibee and wife, Sarah Frances Bibee, by Quitclaim Deed from H. E. Collins, Trustee, dated 09/04/1986 and recorded on 09/11/1986 in Book 6975, Page 737, Register's Office for Davidson County, Tennessee. James D. Bibee having since died on or about July 26, 1995 leaving Frances Bibee as the surviving tenant by entirety.

Being the same property conveyed to David Lee Bibee by Quitclaim deed from Sarah Frances Bibee of record in Instrument No. 20180621-0059861 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 21, 2018.

Being the same property conveyed to Richard Bair and Angelique Bair, husband and wife by Warranty deed from David Lee Bibee, Unmarried of record in Instrument No. 20190910-0091574 Register's Office for Davidson County, Tennessee, dated September 09, 2019 and recorded on September 10, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8235 Old Pond Creek Road, Pegram, TN 37143

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 so 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.

Dated this the 11th day of August, 2021.

Richard Bair
Richard Bair

Angelique Bair
Angelique Bair

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Richard Bair and Angelique Bair** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 11th day of August, 2021.

Notary Public
My Commission Expires: _____

(Notary Seal)

