Karen Johnson Davidson County
Batch# 740235 DEEDWARR
10/20/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,023.05
20211020-0140849

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
**8110** Isabella Lane, 2nd Floor
**Brentwood**, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $276,500.00.

Affiant

Subscribed and sworn before me this the 13th day of October, 2021.

Notary Public
My commission expires: 9-6-22

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Casey & Stacy Bond | F&M Bank | 052-09-0 196.00 |
| 1134 Fernbank Drive | PO Box 451 | |
| Madison, TN 37115 | Clarksville, TN 37041 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, OAKBRIER GROUP, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CASEY BOND AND STACY BOND, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, being all of Lot No. 7, on the Plan of Re-Re-Subdivision, Lot No. 22, Montague Subdivision, as shown by plat appearing of record in Plat Book 5060, page 134, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to James G. Wynn, unmarried, by deed dated 05/27/2011, from The Secretary of Housing and Urban Development, Washington, D.C., of record in Instrument No. 20110531-0041125, Register's Office for said County.

Being the same property conveyed to Oakbrier Group, LLC, by deed dated 10/13/2021, from James G. Wynn, unmarried, of record in Instrument No. 20211020014084 8, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1134 Fernbank Drive, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 13th day of October, 2021.

Oakbrier Group, LLC

BY: James G. Wynn, Member

James G. Wynn, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James G. Wynn, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the member of the within named bargainor, a LLC, and that he, as such he, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said James G. Wynn as such member.

Witness my hand and official seal this 13th day of October, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a certified true and exact copy of the original document executed and authenticated according to law on 10/13/21.

Affiant Signature

10/18/21

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 18 day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY