Davidson County DEEDWARR
Recvd: 05/07/01 11:54 2pgs
Fees:11.00 Taxes:583.86

20010507-0046748

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$157,800.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE APRIL 30, 2001.

Notary Public

MY COMMISSION EXPIRES: [illegible] 2002 AT

(AFFIX SEAL) LARGE PUBLIC CO.

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott L. Michael	America's Wholesale Lender	Map 86-3, Parcel 8.00
4205 Saddlebrooke Place	4500 Park Granada	4D 91795
Hermitage, Tennessee 37076	Calabasas, California 91302-1613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PHILLIP C. SAGE AND WIFE, SONIA SAGE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT L. MICHAEL AND WIFE, REBECKA L. MICHAEL** , 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:

Being Lot 25 on the plan of Saddlebrooke Subdivision as of record in Plat Book 6250, Page 940 as amended in Book 7046, Page 38, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Phillip C. Sage and wife, Rhonda L. Sage by deed from J & L Builders of record in Book 7331, Page 828, Register's Office, Davidson County, Tennessee. The said Rhonda L. Sage now being deceased.
Sonia Sage herein joins to convey any and all rights and interests she may have, if any.
This is the same description as in previous deed of record.
This conveyance is subject to restrictions of record in Book 6925, Page 947 and Book 7453, Page 407, said Register's Office.
This conveyance is subject to public utility and drainage easement, sewer easement, water line easement, utility anchor easement & overhang easement, as of record in Plat Book 6250, Page 940, said Register's Office.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 4205 Saddlebrooke Place, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do 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.

WITNESS my/our hand(s) this April 30, 2001.

Phillip C. Sage
Phillip C. Sage

Sonia Sage
Sonia Sage

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Phillip C. Sage and wife, Sonia Sage, the bargainor(s) 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 Hermitage, Tennessee, this the 30th day of April, 2001.

Louise R. Tyree
Notary Public
My Commission Expires: 4/6/2002

LOUISE R. TYREE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.