File No. 270400847

WARRANTY DEED



STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00

Jessica Tallent
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2007.

Tammy Duncan
Notary Public

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/29/07 15:06 2 pgs
Fees:13.00 Taxes:619.75
20070529-0063600

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christy Sessum	Countrywide Home Loans, Inc.	08700002600
(NAME) 6142 North New Hope Road	(NAME) 2021 N. Gallatin Road, Suite 292	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Michael G. Sessum, Married, and wife, Stephanie Sessum HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christy Sessum, an unmarried woman, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Being a part of Lot No. 8 on the plan of the lands of Moses T. Brooks, deceased, as of record in Minute Book "H", page 690, County Court for Davidson County, Tennessee, Being more particularly described as follows:

Beginning at a point 91 feet north of a stake in the common corner of Johnson, McNish and Hayes Tracts of land: thence North 3 Degrees, 30 Minutes East, 108 feet to a stake; thence East 324 Feet to a stake; thence South 3 Degrees 30, Minutes West 108 Feet to a stake; thence West 324 Feet to the point of beginning, containing approximately .78 of an acre. A 12 Foot right-of-way extends from the southeast corner of said property due Ease 349 feet , more or less, to the New Hope Road through the Hayes property.

Being the same property conveyed to Michael Sessum, Jr. by Quit Cliam Deed dated 8/2/2004 and filed for record on 8/4/2004 from Christie D. Sessum, of record in Instrument No. 20040804-0093891, Register's Office for said County.

Ingress/Egress of record in Book 2274, page 333, Register's Office for said County.

Stephanie Sessum joins in this conveyance to convey any and all rights she may have in this property.

Stephanie Sessum executes this Instrument as Attorney in Fact on behalf of Michael G. Sessum pursuant to a Durable Power of Attorney of record in Instrument No. 20070529 0063599, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6142 North New Hope Road, 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 GRANTEE(S), Her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), Her 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 hands this 24th day of April, 2007.

Stephanie Sessum
Stephanie Sessum

Michael G Sessum by
Michael G. Sessum
Stephanie Sessum attorney in fact
By: Stephanie Sessum, His Attorney in Fact

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Stephanie Sessum, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20070529006 3600, Registers Office for Davidson County, Tennessee, the **Attorney-in-Fact** of Michael Sessum, Jr. (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 24th day if April, 2007.

My Commission Expires:. 10-12-08

Kimie Perry
, Notary Public.

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

File Number: 270400847
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of April, 2007, before me personally appeared Stephanie Sessum to me know to be the person described in and who executed the foregoing instrument and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official this 24th day of April, 2007.

Tammy Duncan
Notary Public

Commission Expires: 4/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY