Return To:
Invesco Title
1181 Nashville Pike
Gallatin, Tennessee 37066

File No. 280700313

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/08 10:44 2 pgs
Fees:13.00 Taxes:399.60
20080711-0071323

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 3/28/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yolanda Denise Sales	United Wholesale Mortgage	88.00 42.12
(NAME) 1504 Heritage View Blvd.	(NAME) 555 South Adams Road	
(ADDRESS) Madison, TN 37115	(ADDRESS) Birmingham, MI 48009	
(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 acknowle dged, WE

MINGJOHAN, a Tennessee General Partnership

, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Yolanda Denise Sales , a single 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, Being Lot No. 2 on the Plan of Heritage View Subdivision, Section One, as of record in Plat Book 6900, Page 772, Register's Office for Da vidson County, Tennessee., to which said plan reference is hereby made for a more complete and accurate legal description thereof of said lot.

Being the same property conveyed to MingJoHan, a Tennessee General Partnership by Warranty Deed dated October 11, 2007, from Kathy Hannah and Steve Hannah, wife and husband, of record by Instrument No. 20071015 -0122001 in the Register's Office for Davidson County, Tennessee

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and re strictive covenants of 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 1504 Heritage View Blvd., Madison, TN 37115

(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 our hands this 9th day of July, 2008.

MingJoHan, a Tennessee General Partnership

By: _____
Steven R. Hannah, General Partner

By: _____
Billy Joe Seals, Jr., General Partner

By:: _____
Todd Mingle, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Billy Jo Seals, Jr, Todd Mingle and Steven R. Hannah with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the general part ners of MINGJOHAN, a Tennessee General Partnership, the within named bargainors, and that they being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 9th day of July, 2008.

Commission expires:

_____
Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

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