BILL GARRETT, Davidson County
Trans:T20120030641 DEEDWARR
Recvd: 04/26/12 12:49 2 pgs
Fees:13.00 Taxes:473.60

20120426-0035833

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Betty Lou Beery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2012.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 11/27/15

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY BRENDA HUNTSMAN

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronnie Givens		053-09-0-029.00
(NAME)	(NAME)	
1317 Cheyenne Blvd.	Same As New Owner	
(ADDRESS)	(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 Sales and Theresa Sales, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronnie Givens and wife, Sara Givens**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 101, on the Plan of Section 3, Sequoia Valley, as shown by plat appearing of record in Plat Book 4460, Page 83, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Sales and Theresa Sales, husband and wife by Special Warranty Deed dated November 11, 2011, from Federal Home Loan Mortgage Corporation, and filed for record on December 19, 2011, in Instrument No. 20111219-0098597, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Federal Home Loan Mortgage Corporation by Substitute Trustee's Deed dated September 30, 2011, from Rubin Lublin Suarez Serrano TN, LLC, Substitute Trustee and filed for record on October 6, 2011, in Instrument No. 20111006-0077740, Register's Office for said County, Tennessee.

And previously being the same property conveyed to Patricia R. Fesmire by Warranty Deed dated June 5, 2007, from Latrice Fisher, a single woman, and filed for record on June 11, 2007, in Instrument No. 20070611-0069352, Register's Office for said County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 4460, Page 83, Register's Office of Davidson County, Tennessee.

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 1317 Cheyenne Boulevard, 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), their heirs and/or 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), their heirs and/or 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 25th day of April, 2012.

Michael Sales

Theresa Sales

State of Tennessee
County of Sumner

Personally appeared before me Michael Sales and Theresa Sales, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of April, 2012.

Notary Public
My Commission Expires: 1/27/15

STATE OF TENNESSEE NOTARY PUBLIC BRENDA HUNTSMAN SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066