WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/12 16:53 3 pgs
Fees:18.00 Taxes:462.50
20120525-0045763

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Kassandra A. Sanchez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 8.3.15

(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kassandra A. Sanchez	US BANK NATIONAL ASSOCIATION	09614024100
(NAME)	(NAME)	
3100 Jonesboro Drive	9321 Olive Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	St. Louis, MO 63132	
(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, **Terrie Elaine Dunn Finch, An Unmarried Woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kassandra A. Sanchez, A Married Woman**, 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 Lot No. 220 on the Plan of Hickory Bend Subdivision, Section 4, as of record in Plat Book 4175, page 34 and amended in Book 4367, Page 805, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Terrie Elaine Dunn Finch by Deed from William A. Finch, III, dated 11/24/1989 and filed for record on 11/30/1989 in Book 7995, Page 468, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4175, Page 34, Book 4367, Page 805, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions 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 3100 Jonesboro Drive, Nashville, TN 37214
(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 my hand this 22nd day of May, 2012.

Terrie Elaine Dunn Finch

Terrie Elaine Dunn Finch

State of Tennessee
County of Wilson

Personally appeared before me Terrie Elaine Dunn Finch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my ~~hand and seal~~ this 22nd day of May, 2012.

Notary Public ~~Escrow Officer~~
My Commission Expires: 8.3.15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Dana Loggins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

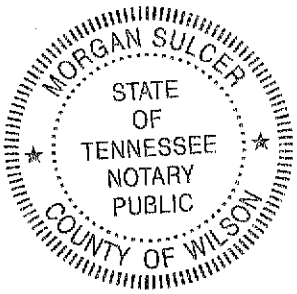
Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Dana Loggins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013