WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120051658 DEEDWARR
Recvd: 07/13/12 09:49 2 pgs
Fees:13.00 Taxes:432.90

20120713-0061637

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

DAVID R.A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Corvin Truitt	New Owner	148-07-0-102.00
(NAME)	(NAME)	
101 Ranger Dr.		
(ADDRESS)	(ADDRESS)	
Antioch , TN 37013		
(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 wife, Theresa G. Sales**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Corvin W. Truitt, unmarried**, 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. 851, on the Plan of Section Eight, Cherokee Hills, as shown by plat appearing of record in Plat Book 3700, Page 154, 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 wife, Theresa G. Sales by Special Warranty Deed dated December 19, 2011, from Fannie Mae a/k/a Federal National Mortgage Association and filed for record on December 21, 2011, in Instrument No. 20111221-0099724, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Federal National Mortgage Association by Substitute Trustee's Deed dated May 24, 2011, from Arnold M. Weiss, Substitute Trustee and filed for record on June 2, 2011, in Instrument No. 20110602-0042150, Register's Office for said County, Tennessee.

And previously being the same property conveyed to David Keith Greenwood by QuitClaim Deed dated January 17, 2008, from Jennifer Diane Greenwood and filed for record on February 11, 2008, in Instrument No. 20080211-0013714, Register's Office for said County, Tennessee.

And previously being the same property conveyed to David Keith Greenwood and wife, Jennifer Diane Greenwood by Warranty Deed dated December 2, 1997, from Jimmy Ray Greenwood, Sr., and filed for record on December 11, 1997, in Book 10717, Page 449, Register's Office for said 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 101 Rader Drive, Antioch, TN 37013

(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 6th day of July, 2012.

Michael Sales

Theresa G. Sales

State of Tennessee
County of Sumner

Personally appeared before me Michael Sales and Theresa G. 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 6th day of July, 2012.

Notary Public Escrow Officer
My Commission Expires: 11-23-2015

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066