WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/13 14:10 3 pgs
Fees:18.00 Taxes:494.47
20130605-0057252

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,640.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Lauren G. Linde	Bank of America, N.A.	074-16-0-093.00
(NAME)	(NAME)	
10431 Dunleer Drive	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Los Angeles, CA 90064	Plano, TX 75024	
(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 G. Sales, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Lauren G. Linde, Trustee of the Lauren G. Linde Living Trust, dated April 15, 2009**, 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. 392, on the Plan of SECTION FIVE, HERMITAGE HILLS, as shown by plat appearing of record in Plat Book 3300, Pages 1 & 2, 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 G. Sales, husband and wife by CASH Deed for Tennessee dated January 29, 2013, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., and filed for record on February 1, 2013, in Instrument No. 20130201-0010416, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 3300, Pages 1 & 2, Register's Office of said County.

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 5009 Bonnawell Drive, Hermitage, TN 37076-1808
(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 4th day of June, 2013.

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 they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2013.

Notary Public
My Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

True Copy Certification

I, Brenda Huntsman, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY