BILL GARRETT, Davidson County
Trans:T20130061199 DEEDWARR
Recvd: 07/18/13 10:14 2 pgs
Fees:13.00 Taxes:999.00
20130718-0074253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JULY, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-23-14

(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Diane Sumruld and Michael D. C. Sumruld, wife and husband	First Community Mortgage, Inc. (NAME)	4-82.00
8121 Lain Hollow Road (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James E. Clary, Jr. and wife, Janice A. Clary, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Deborah Diane Sumruld and Michael D.C. Sumruld, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 5 ON THE PLAN OF ANGLEA'S FIVE LOT SUBDIVISION, AS OF RECORD IN PLAT BOOK 8250, PAGE 193, [redacted], REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEF

BEING THE SAME PROPERTY CONVEYED TO JAMES E. CLARY, JR. AND WIFE, JANICE A. CLARY BY WARRANTY DEED FROM CORDELL LEE ANGELA AND WIFE, CANDACE GAY ANGELA, OF RECORD IN INSTRUMENT NO. 20030423-0054034, RERECORDED IN INSTRUMENT NO. 20030507-0060656, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 8121 Lain Hollow Road, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 my/our hand(s) this 15th day of July, 2013.

WARRANTY DEED
(Continued)

James E. Clary, Jr.

Janice A. Clary

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Clary, Jr., and wife, Janice A. Clary, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2013.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-15

(SEAL)

RETURN TO:
Smith. Sholar. Milliken, PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072