BILL GARRETT, Davidson County
Trans:T20130104970 DEEDWARR
Recvd: 12/17/13 12:03 2 pgs
Fees:13.00 Taxes:358.90
20131217-0127344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 97,000.00

Affiant

Subscribed and sworn to before me, this 26th day of November, 2013.

Notary Public

My commission expires: 7-[illegible]

DAVID R. A. ROEIGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ZACHARY R CLEMENT	**FIRST COMMUNITY MORTGAGE, INC.**	**04111001500**
1321 CHESHIRE DRIVE	**275 ROBERT ROSE DRIVE**	
NASHVILLE, TN 37207	**MURFREESBORO, TN 37129**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

THELMA D SAGER, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ZACHARY R CLEMENT, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 456 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, page 128, Register's Office for said County.

Said Lot No. 456 fronts 146.8 feet on the southeasterly side of Cheshire Drive and extends back 252 feet on the northeasterly line and 261.5 feet on the southwesterly line to a dead line measuring 143.2 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO GLENN EDWARD SAGER AND WIFE, THELMA D SAGER BY WARRANTY DEED FROM GAINES AND GREGORY CONSTRUCTION COMPANY, INC DATED 10/24/58 AND RECORDED ON 10/27/58 IN BOOK 2810, PAGE 555, SAID REGISTER'S OFFICE FOR SAID COUNTY. GLENN EDWARD SAGER HAVING SINCE DIED.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1321 CHESHIRE DRIVE, NASHVILLE, TN 37207.

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 in unencumbered, unless

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 26th day of November, 2013.

Thelma M. Sager
by Glenda M. Gregory, Attorney in Fact

THELMA B. SAGER
BY: GLENDA GREGORY
HER ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of November, 2013, before me personally appeared GLENDA GREGORY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of THELMA B. SAGER and who acknowledged that she executed the same as the free act and deed of THELMA B. SAGER.

Witness my hand, at office, this 26th day of November, 2013.

Notary Public

My Commission Expires: 7.24.17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY