WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140005190 DEEDWARR
Recvd: 01/23/14 09:35 2 pgs
Fees:13.00 Taxes:451.40
20140123-0006345

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

SHARON KELLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
Vanessa M. Chang	Excel Mortgage Servicing	09611017000
(NAME)	(NAME)	
604 Waxhaw Drive	19500 Jamboree Rd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Irvine, CA 92612	
(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 **Vanessa M. Chang, a single 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. 133 on the plan of Hickory Bend, Section 1, as of record in Plat Book 3300, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michael Sales and wife, Theresa G. Sales by Warranty Deed from JP Morgan Chase Bank, NA, dated August 7, 2013 and filed in Instrument Number 20130905-0093802, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth on the plat of record in Plat Book 3300, Page 38, Register's Office for said County; (3) Restrictive Covenants of record in Book 3341, Page 265, Register's Office for said County; (4) Easement of record in Book 3351, Page 595, Register's Office for said County.

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 604 Waxhaw 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 our hands this 21st day of January, 2014.

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 21st day of January, 2014.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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