Davidson County DEEDWARR
Recvd: 03/24/14 11:39 3 pgs
Fees:18.00 Taxes:962.00
20140324-0023871

WARRANTY DEED

FSBO14-2136

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF February, 2014

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Baggette	~~SortusBank, N.A~~ Reliance Bank	
2136 Glen Haven Dr	(NAME) 22234 US HWY 72 E ~~2717 Devine Street~~	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Athens, AL 35613 ~~Columbia, SC 29205~~	188-10A-030.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL T. MODIC AND NANCY A. VARLEY, HUSBAND AND WIFE, AS TO AN UNDIVIDED 67% INTEREST AND MARY AUSTIN MODIC, AN UNMARRIED PERSON, AS TO AN UNDIVIDED 33% INTEREST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH BAGGETTE, UNMARRIED WOMAN, hereinafter called the Grantee(s), 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. 30 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61, Final Plat Subdivision, of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Michael T. Modic and Nancy A. Varley, husband and wife, as to an undivided 67% interest, and Mary Austin Modic, an unmarried person, as to an undivided 33% interest by Warranty Deed from Westview Homes, LLC, of record in Instrument No. 20101209-0098090, Register's Office for Davidson County, Tennessee, dated December 8, 2010 and recorded on December 9, 2010.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20070807-0093924, Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099181 and Instrument No. 20080515-0049892, Instrument No. 20070627-0076581 and Instrument No. 20080515-0049893, Instrument No. 20080215-0015132, Instrument No. 20070307-0027908, Book 4588, Page 484, Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, Instrument No. 20070123-0009057, Instrument No. 20070703-0079178, Instrument No. 20070711-0082648, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2136 Glen Haven Dr, Nolensville, Tennessee 37135
(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 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 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 18th~~ day of February, 2014.

Michael T. Modic

Nancy A. Varley

Mary Austin Modic

STATE OF OHIO
COUNTY OF CUYAHOGA

On this the ~~18th~~ 19th day of February, 2014, before me personally appeared Michael T. Modic and Nancy A. Varley, and Mary Austin Modic to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand ~~and official seal, this the 18th~~ day of February, 2014.

Notary Public

My Commission Expires:

(SEAL)

Laura M. Skowronsky
Notary Public, State of Ohio
My Commission Expires October 8, 2014
Recorded in Lake County

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pamela Jo Smithson, 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 therewith 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, Connie Taylor, a notary public for this county and state, Pamela Jo Smithson 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: 9/21/2015

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER