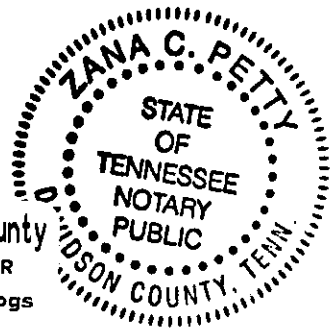
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20140030346 DEEDWARR
Recvd: 05/02/14 13:40 2 pgs
Fees:13.00 Taxes:710.40

20140502-0037480

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-9-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kayla E. Joslin	Reliant Bank	
(NAME)	(NAME)	
4176 Longfellow Drive	1736 Carothers Pkwy Ste 100	062020B15400co
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN 37027	
(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, **Patrick N. Sanford and Tressa L. Sanford, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kayla E. Joslin, single and Robert J. Joslin Jr., married, as tenants in common with right of survivorship**, 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. 198 on the Final Plat of Abbington Park, Phase One - Section Four, as of record in Instrument No. 200501100003256, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Patrick N. Sanford and Tressa L. Sanford, husband and wife by Warranty Deed dated 02/27/2006 from Beazer Homes Corp., a Tennessee corporation of record in Instrument 200603010023331, Register's Office for Davidson County, Tennessee.

All matters as set forth per plat of record in Instrument 200501100003256 and Instrument 200610050123983, said Register's Office.

Declaration of Restrictions of record in Instrument 200104020031520, said Register's Office.

Declaration of Restrictive Covenants of record in Instrument 200302130020075, as supplemented in Instrument 200502010011849, said Register's Office.

By-Laws of record in Instrument 200303030027406, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200301090004246, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 200303030027405, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Instrument 200502010011847, as corrected in

Instrument 200810230106257, said Register's Office.

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 4176 Longfellow 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 30th day of April, 2014.

Patrick N. Sanford

Tressa L. Sanford

State of Tennessee
County of Wilson

Personally appeared before me Patrick N. Sanford and Tressa L. Sanford, 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 30th day of April, 2014.

Lissa Groom
Notary Public
My Commission Expires: 9-12-16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122