BILL GARRETT, Davidson County
Trans:T20140035051 DEEDWARR
Recvd: 05/20/14 11:19 2 pgs
Fees:13.00 Taxes:419.95

20140520-0043272

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0158HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of May, 2014.

Notary Public
Commission Expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sara Loser 307 Farris Avenue Madison, TN 37115	New Owner	043.15-0-086.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Dwight Sesler, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sara Loser

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 Lots Nos. 21 and 22 on the map of Rock Hill Subdivision of Block "A" of the property of Mrs. Emma W. Dismukes in the 11th Civil District of said County, described according to a survey made by Ewell Anderson, Surveyor, August_, 1945, as follows:

Beginning on the easterly margin of Farris Avenue, at the northwest corner of the property conveyed to Samuel J. Chandler, Jr. and wife, by deed from Mrs. Emma W. Dismukes, of record in Book 1781, Page 167, Register's Office for said County, being the corner of lots Nos. 22 and 23; thence with the line between said two lots, eastwardly 200 feet; thence northwardly 100 feet to the corner of lots Nos. 20 and 21; thence with the line between said two lots, westwardly 200 feet to the easterly margin of Farris Avenue; thence with said Avenue, southwardly 100 feet to the beginning.

Being the same property conveyed to Dwight Sesler by Warranty Deed from Mattie Bell Hamilton, unmarried dated July 19, 2012 and filed for record August 23, 2012 in Instrument No. 201208230075767, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the Grantor, nor the Grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 307 Farris Avenue, Madison, TN 37115.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of May, 2014.

Dwight Sesler

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dwight Sesler** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 16th day of May, 2014.

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

