BILL GARRETT, Davidson County
Trans:T20140044952 DEEDWARR
Recvd: 06/25/14 09:47 2 pgs
Fees:13.00 Taxes:506.90
20140625-0055419

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 2 0 2016

(AFFIX SEAL)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Corbin, An Unmarried Woman	Primary Residential Mortgage, Inc.	053090B06100CO
	(NAME)	
1809 Wilson Camp Cirlce	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we George M. Sensing, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Barbara Corbin, An Unmarried Woman, hereinafter called the Grantees, 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. 143 ON THE PLAN OF CUMBERLAND STATION AT WILSON GAP, SECTION TWO, AS OF RECORD IN INSTRUMENT NO. 20020903-0105967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GEORGE M. SENSING AND MARY N. SENSING, HUSBAND AND WIFE BY DEED FROM RANDALL PHILLIPS HOMES, LLC OF RECORD IN INSTRUMENT NO. 20030821-0121665, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARY N. SENSING HAVING DECEASED ON 02/05/2013.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1809 Wilson Camp Circle, Madison, TN 37115
(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 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 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 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 20th day of June, 2014.

WARRANTY DEED
(Continued)

George M Sensing
George M. Sensing

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George M. Sensing unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2014.

Mary Birthright
Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Signature Title Services, LLC
4711 Trousdale Dr., Ste. 120
Nashville, TN 37220

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066