BILL GARRETT, Davidson County
Trans:T20140073756 DEEDWARR
Recvd: 10/01/14 10:20 2 pgs
Fees:13.00 Taxes:762.20
20141001-0090488

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$206,000.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2014.

Notary Public

My commission expires: 6/16/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Magda Vivian Sadler and Dale Anthony Sadler	**Banc of California, N.A. dba Banc Home Loans**	**097-02-0A-050.00-CO**
1310 Riverbrook Drive	**18500 Von Karman Ave., Ste. 1100**	
Hermitage, TN 37076	**Irvine, CA 92612**	

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,

MARCIA L. HART, UNMARRIED,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAGDA VIVIAN SADLER AND DALE ANTHONY SADLER, WIFE AND HUSBAND,

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 Lot(s) 50, as shown on the map entitled the Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577 and corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MITCHELL T. HART AND MARCIA L. HART, HUSBAND AND WIFE, by Deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20100521-0039227, dated May 18, 2010, said Register's Office. The said, Mitchell T. Hart having since died on or about June 28, 2014 leaving Marcia L. Hart as the sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **1310 Riverbrook Drive, Hermitage, TN 37076**.

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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 29th day of September, 2014.

Marcia L. Hart by John Pegram, Attorney-in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **John Pegram**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **Marcia L. Hart**, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Marcia L. Hart**, the within named bargainor, by the said **John Pegram**, as such Attorney-in-fact.

Witness my hand, at office, this **29th** day of **September, 2014.**

Notary Public

My Commission Expires: 6/26/2016

