Davidson County	DEEDWARR
Recvd: 10/21/14 15:29	2 pgs
Fees:13.00 Taxes:566.10	
20141021-0097157	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of October, 2014,

Notary Public

MY COMMISSION EXPIRES: 11-23-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David M. Sappington and Joann Lagace, husband and wife	Highland Residential Mortgage	087 05 0A 129.00
(NAME) 4051 Farmingham Woods Drive	(NAME) 12001 North Central Expressway, Suite #750	
(ADDRESS) Hermitage TN 37076	(ADDRESS) Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Three Thousand And No/100 Dollars ($153,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Rodney Ransom, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. Sappington and Joann Lagace, husband and wife**, 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, Tennessee, being Lot No. 157 on the Plan of Farmingham Woods, Phase III, of record in Book 7900, Page 173, said Reigister's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being in the same property conveyed to James Rodney Ransom and Allison M. Ransom, husband and wife by Warranty Deed from Frank E. Stack and wife, Cheryl F. Stack dated June 19, 2002 and recorded June 21, 2002 as Instrument No. 20060621-0075182, in said Register's Office for Davidson County, Tennessee.

Further being in the same property conveyed to James Rodney Ransom by Quitclaim Deed from Allison Michelle Ransom dated August 10, 2009 and recorded September 14, 2009 as Instrument No. 20090914-0085860, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-141812

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4051 Farmingham Woods 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 our hands this 17th day of October, 2014.

James Rodney Ransom

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, James Rodney Ransom the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2014.

Connie Matthis Hamm
Notary Public

My Commission Expires: 3-25-18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017