WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/05/15 12:24 3 pgs
Fees:18.00 Taxes:791.80
20150205-0010985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3 day of February, 2015

Notary Public

MY COMMISSION EXPIRES: 10-17-2016
(AFFIX SEAL)

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert Angus and Sarah Angus, husband and wife	SWBC Mortgage Corporation	16109009800.
(NAME)	(NAME)	
5528 Thalman Drive	213 Overlook Circle, Ste A-4	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37037	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fourteen Thousand And No/100 Dollars ($214,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Amber Favorite, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert Angus and Sarah Angus, 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 County, Tennessee, Being Lot No. 62A of Brentwood Meadows, Section III, of record in Plat Book 6250, Page 555, Register's Office for Said Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Amber Favorite, Unmarried by Warranty Deed from Brandon L. Lassiter, Married, dated November 9, 2005, recorded November 21, 2005 in Instrument No. 20051121-0140307, Register's Office of Davidson County, Tennessee.

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 5528 Thalman Dr, Brentwood, TN 37027

File Number: MTJ-150094

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 3 day of February, 2015.

Amber Favorite by Wendy Dyes, her Attorney in Fact

Amber Favorite by Wendy Dyes, her
Attorney in Fact

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Wendy Dyes, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amber Favorite as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Amber Favorite, for the purposes therein contained.

Witness my hand and official seal, this the 3 of February, 2015.

Notary Public
My Commission Expires:

(SEAL)

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

File Number: MTJ-150094

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or 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.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

