WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009557 DEEDWARR
Recvd: 02/06/15 12:33 2 pgs
Fees:13.00 Taxes:336.70
20150206-0011347

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan J. Courtemanche	First Bank	03405008800
(NAME)	(NAME)	
206 Alta Loma Road	318 Seaboard Lane, Suite 205	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Savvy Cache, LLC, a limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Susan J. Courtemanche, unmarried, 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. 5 on the Plan of Gregory's unrecorded resubdivision of part of Lot No. 19 on the Map of Bransford Realty Co.'s Alta Loma Subdivision of record in Plat Book 421, Page 44, in the Register's Office for Davidson County, Tennessee, and further described according to a survey by John Kohl, Surveyor, dated June 26, 1978 as follows:

SAID Lot No. 5 fronts 55 feet on the southerly margin of Alta Loma Road and runs back 226.4 feed on the westerly margin and 225.9 feet on the easterly margin to a dead line in the rear whereon it measures 50 feet.

Being the same property conveyed to Savvy Cache, LLC, by Quitclaim Deed from William J. Chaplin and Jane A. Chaplin of record in Instrument No. 20110714-0053805, Register's office for Davidson County, Tennessee, dated July 9, 2011, and recorded on July 14, 2011, and also being the same property conveyed to William J. Chaplin and Jane A. Chaplin, by Quitclaim Deed from William J. Chaplin of record in Instrument No. 20101115-0091377, Register's office for Davidson County, Tennessee, dated November 5, 2010, and recorded on November 10, 2010, and also being the same property conveyed to William J. Chaplin by Quitclaim Deed from Sharon K. Chaplin of record in Instrument No. 20060713-0084438, Register's office for Davidson County, Tennessee, dated July 10, 2006, and recorded on July 13, 2006, and also being the same property conveyed to William J. Chaplin and wife, Sharon K. Chaplin by Warranty Deed from Dorothy L. Coker Dillard and husband, Gene D. Dillard, of record in Book 9464, Page 397, Register's office for Davidson County, Tennessee, dated September 9, 1994, and recorded on September 14, 1994.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☒ property, known as 206 Alta Loma Road, 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 hand this 4th day of February, 2015.

Savvy Cache, LLC
By: _____
William J. Chaplin produced mdl
Title: Member

Savvy Cache, LLC
By: _____
Jane A. Hack Produced us passport
Title: Member

STATE OF ~~MISSOURI~~ Flagler

COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared William J. Chaplin and Jane A. Hack, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Members of Savvy Cache, LLC, the within named bargainor, a limited liability company, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by themselves as such Members.

Witness my hand and seal this 4th day of February, 2015.

_____
Notary Public

My Commission Expires: 08/03/2015

JACQUELINE WILLIAMS
Commission # FF 109451
Expires August 3, 2018
Bonded Thru Troy Fain Insurance 800-385-7019