# WARRANTY DEED

RHONDA M. SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY
MY COMMISSION EXPIRES: June 22, 2015

INTEGRITY-H15124

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,500.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF May, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**PROPERTY TITLE SERVICES, LLC**
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Stephen Sapp | SAME | 071.12-0-058.00 |
| 1840 Joy Circle | 302 Indian Lake Ct. Hiram, GA | |
| Nashville, TN 37207 | 30141 | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, DALE HIRE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto STEPHEN SAPP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 22 on the Plan of Joywood Subdivision, as shown of record in Plat Book 974, Page 45, Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dale Hire by deed from Wilson & Associates, PLLC, Successor Trustee of record at Book 201501210005894, recorded on 01/21/2015, Register's Office for Davidson County, Tennessee.

Previously conveyed to Willie L. Brooks, unmarried by warranty deed from Grand Canyon Properties, LLC recorded in Inst. #200008030077010.

Commonly known as: 1840 Joy Circle, Nashville, TN 37207-5206.

( ) unimproved
This is ( X ) improved property known as 1840 Joy Circle, Nashville, Tennessee 37207 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20150037845 DEEDWARR
Recvd: 05/15/15 10:13 2 pgs
Fees:13.00 Taxes:357.05
20150515-0044790

Witness my/our hand(s) this 8th day of May, 2015 :

Dale Hire

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named DALE HIRE, the 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 at Sumner County, Tennessee, this 8th day of May, 2015.

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
June 22, 2015