WARRANTY DEED

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-23-2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney L. Sprang Deborah L. Sprang	Wells Fargo Home Mortgage	016 00 0 278.00
(NAME)	(NAME)	
1970 Saddleback Rd.	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Minneapolis, MN 55467-8000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20150040426 DEEDWARR
Recvd: 05/26/15 10:52 2 pgs
Fees: 13.00 Taxes: 1813.00
20150526-0047943

For and in 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, I, **Brenda Lee Saccoccia, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodney L. Sprang and Deborah L. Sprang, 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. 8 on the Final Plat, First Revision, Resubdivision of Lot 8, Saddleback Farms, as shown by plat of record in Instrument Number 20040102-0000718, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brenda Lee Saccoccia, unmarried, by Warranty Deed from Jack Tipton and Deborah L. Tipton, husband and wife, dated August 19, 2011 and recorded August 24, 2011 in Instrument Number 20110824-0065417, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1970 Saddleback Rd., Goodlettsville, TN 37072
(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/our hands this 22nd day of May, 2015.

Brenda Lee Saccoccia

State of Tennessee
County of Sumner

Personally appeared before me Brenda Lee Saccoccia, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2015.

Notary Public
My Commission Expires:

File No.: 20151075

