WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150048691 DEEDWARR
Recvd: 06/18/15 13:39 2 pgs
Fees: 13.00 Taxes: 651.20
20150618-0058321

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/24/2015

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Weusman Sejour and Marie Julsaint	New Owner	135-10-0C-168.00 CO
(NAME)	(NAME)	
2860 Evergreen Ridge Point		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, SHANNON CHRIS MENDELL AND MESHEA B. MENDELL, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WEUSMAN SEJOUR AND MARIE JULSAINT, HUSBAND AND WIFE AS JOINT TENANTS**, 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:

Being Lot 144, SECTION SIX, RANSOM PARK, as shown on plat of record in Instrument No. 20041118-0138645, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shannon Chris Mendell and Meshea B. Mendell and Robert V. Mendell and Bruce Rogers Bonner by Special Warranty Deed from New South Federal Savings Bank, recorded on the 28th day of October, 2009 in Instrument No. 20091028-0099458, in the Register's Office of Davidson County, Tennessee. Being further conveyed to Shannon Chris Mendell and Meshea B. Mendell, by quitclaim deed from Robert V. Mendell, dated May 29, 2015, and recorded in Instrument No. 20150618-0058319, Register's Office of Davidson County, Tennessee. And also being further conveyed to Shannon Chris Mendell and Meshea B. Mendell, by quitclaim deed from Bruce Rogers Bonner, dated May 29, 2015, and recorded in Instrument No. 20150618-0058320, Register's Office of Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	2860 Evergreen Ridge Point		Nashville, TN 37217		
		(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 our hands this 12 day of June, 2015.

Shannon Chris Mendell

Meshea B. Mendell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, **Shannon Chris Mendell and Meshea B. Mendell,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 12 day of June, 2015.

Notary Public

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 07/06/2015