WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of July, 2015 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Courtney Travers and Brent Travers	F & M Mortgage	104 14 0 107.00
(NAME) 2905 W. Linden Ave	(NAME) 50 Franklin St.	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Nine Thousand And No/100 Dollars ($409,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mattie L. Sappenfield**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtney Caudle Travers and Brent Travers, wife and husband**, 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 the east 52 feet of the north 165 feet of Lot No. 29, and the West 24 feet of the north 165 feet of Lot No. 30, on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 76 feet on the south side of West Linden Avenue, formerly Sunset, and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Mattie L. Sappenfield, unmarried by Warranty Deed from Marcus F. Sciadini and wife, Lorraine C. Sciadini dated July 26, 2000 and July 30, 2000 as Instrument No. 20000731-0075365, in said Register's Office for 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.

File Number: GRN-152796

BILL GARRETT, Davidson County
Trans: T20150056351 DEEDWARR
Recvd: 07/13/15 10:50 2 pgs
Fees: 13.00 Taxes: 1513.30
20150713-0067680

unimproved ☐

This is improved ☒ property, known as 2905 W. Linden Ave, Nashville, TN 37212

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 .

Mattie L. Sappenfield

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Mattie L. Sappenfieldthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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