BILL GARRETT, Davidson County
Trans:T20150061091 DEEDWARR
Recvd: 07/27/15 08:23 2 pgs
Fees:13.00 Taxes:1598.40
20150727-0073245

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00
Emily Jones
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2015
Notary Public
MY COMMISSION EXPIRES: 3/24/17

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
JACOB CARVER	New Owner	118-02-0/127.00
(NAME) 810 DEWEESE AVENUE	(NAME)	
(ADDRESS) NASHVILLE, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, SEAN PATRICK SARTAIN AND CHRISTINE BAGWELL SARTAIN, HUSBAND AND WIFE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB CARVER,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 78 ON THE MARP OF KIRKWOOD HEIGHTS, SECTION V, AS OF RECORD IN BOOK 1130, PAGE 22, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 78 FRONTS 60 FEET ON THE SOUTHERLY SIDE OF DEWEESE AVENUE AND RUNS BACK 187.6 FEET ON THE EASTERLY LINE AND 184.2 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 60 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SEAN PATRICK SARTAIN AND CHRISTINE BAGWELL SARTAIN, HUSBAND AND WIFE, BY WARRANTY DEED FROM MARK S. MILLER, RECORDED ON DECEMBER 27, 2005 IN INSTRUMENT NO. 20051227-0154432, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 810 DEWEESE AVENUE, NASHVILLE, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

*an unmarried man and Blair Renee Duncan, an unmarried woman

and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 20 day of July, 2015.

SEAN PATRICK SARTAIN

CHRISTINE BAGWELL SARTAIN

STATE OF ~~TENNESSEE~~ NEW MEXICO
COUNTY OF ~~SUMNER~~ SANTA FE

PERSONALLY appeared before me, the undersigned authority, SEAN PATRICK SARTAIN AND CHRISTINE BAGWELL SARTAIN, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in ~~Hendersonville~~, ~~Tennessee~~, on this the 20 day of July, 2015.

NOTARY PUBLIC
My commission expires: 11/21/15

OFFICIAL SEAL
Jeremy J. Toya
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11/21/15