BILL GARRETT, Davidson County
Trans:T20150074935 DEEDWARR
Recvd: 09/02/15 14:07 2 pgs
Fees:13.00 Taxes:603.10
20150902-0089504

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 163,000.00

Affiant

Subscribed and sworn to before me, this 28th day of August, 2015.

Notary Public

My commission expires: 11/17/18

JAYCIE N. RIVERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **MICHAEL R. TORBORG**<br>**CHONG S. TORBORG** | **FAIRWAY INDEPENDENT MORTGAGE** | **164100A22900CO** |
| **508 STARDALE WAY** | 6652 Pinecrest Dr Suite 200 | |
| **ANTIOCH, TN 37013** | Plano TX 75024 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**KIM SANDERS, MARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**MICHAEL R. TORBORG and CHONG S. TORBORG**

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. 150 ON THE PLAN OF SUMMERFIELD, FINAL PLAT, VILLAGE FOUR "A CLUSTER LOT SUBDIVISION" OF RECORD IN INSTRUMENT NO. 20030401-0042979, REGISTER'S OFFICE FOR SAID COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KIM CLEMONS, MARRIED, BY WARRANTY DEED FROM SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 01/14/2005 AND RECORDED ON 02/01/2005 IN INSTRUMENT NUMBER 20050201-0011886, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ELREO DESJUAN CLEMONS HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE AS THE EX-HUSBAND OF KIM CLEMONS. KIM CLEMONS IS NOW KNOWN AS KIM SANDERS, A MARRIED WOMAN. HER HUSBAND JONNELL SPENCER SANDERS NOR HIS SPOUSE, HEIRS, NOR ASSIGNS EVER RESIDED IN SUBJECT PROPERTY AS IS PRINCIPAL RESIDENCE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved (____) property known as 508 STARDALE WAY, ANTIOCH, TN 37013.

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 in 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 hand(s) this 28th day of August, 2015.

Kim Sanders fka Kim Clemons

KIM SANDERS
FKA KIM CLEMONS

_____

_____

_____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public of said County and State, KIM SANDERS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 2015.

Elizabeth Maison

Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2.11.16