Davidson County DEEDWARR
Recvd: 10/06/15 12:06 3 pgs
Fees:18.00 Taxes:706.70
20151006-0101729

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of October, 2015,

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Rodney Fortner	Everett Financial Inc., dba Supreme Lending	062 00 0 010.00
(NAME)	(NAME)	
2530 Pennington Bend Rd.	PO Box 692430	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Antonio, TX 78269	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-One Thousand And No/100 Dollars ($191,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kathy L. Teagardin f/k/a Kathy L. Entsminger**,* hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Rodney Fortner**,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: *unmarried **unmarried

Being a part of Lot Number 6 on the map of the Robert Young Farm, as of record in Book 421, Page 140, Register's Office for said County, described according to a survey by John Kohl dated January 10, 1977, as follows:

Beginning at a point in the South margin of Pennington Bend Road at a stake 399 feet West of the Northeast corner of the property conveyed to J.L. Daugherty and wife, Minnie E. Daugherty by deed from M.C. McCauley and wife, of record in Book 1541, Page 632, Register's Office for Davidson County, Tennessee; thence South 26 degrees 55 minutes West 305 feet to a point; thence North 63 degrees 20 minutes West 150 feet to a point; thence North 26 degrees 56 minutes East 306 feet to a point in the South margin of Pennington Bend Road; thence South 62 degrees 39 minutes East 150 feet to the point of beginning.

Being the same property conveyed to James D. Entsminger and Kathy L. Entsminger, husband and wife by Special Warranty Deed from U.S. Bank National Association as Trustee for RASC 2006KSA dated March 15, 2010 and recorded April 13, 2010 as Instrument No. 201004130027903, in said Register's Office for Davidson County, Tennessee.

File Number: MFR-153936

Further being the same property conveyed to Kathy L. Entsminger by Quitclaim Deed from James D. Entsminger dated April 26, 2012 and recorded May 2, 2012 as Instrument No. 201205020037799, 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.

unimproved ☐
This is improved ☒ property, known as 2530 Pennington Bend Rd., Nashville, TN 37214

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 1st day of October.

Kathy L. Teagardin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Kathy L. Teagardin f/k/a Kathy L. Entsminger, the 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 1st of October, 2015.

Notary Public

My Commission Expires: 4-2018

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SUSAN L. HEINRICH

File Number: MFR-153936

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2016

Shelly M Smith