Davidson County DEEDWARR
Recvd: 10/08/15 11:28 3 pgs
Fees:18.00 Taxes:1424.50
20151008-0102763

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00.

Kim Sellars
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of September, 2015.

Jacqueline G Brown
Notary Public

My Commission Expiration: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kim Sellars 1904 Myleen Place Old Hickory, TN 37138	State Farm Bank, FSB 111 Corporate Office Drive, Suite 300 Earth City, MO 63045	-064 03 0A 094.00CO

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Vincent Tedesco and wife, Jennifer Jill Tedesco**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kim Sellars, unmarried and Chris Tuttle, unmarried, as joint tenants with rights of survivorship**, 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:

Property known as 1904 Myleen Place Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 169, on the Plan of Phase Eleven, Section One, Brandywine Pointe, of record in Book 9700, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Vincent Tedesco and wife, Jennifer Jill Tedesco by deed from Timothy C. Browne and wife, Stephanie Browne dated 07/12/06, recorded 7/17/2006, filed of record in Instrument # 200607170085910, said Register's Office.

Tax Map and Parcel ID is as follows 064 03 0A 094.00CO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 1904 Myleen Place, Old Hickory, TN 37138

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 my hand this 30th day of September, 2015.

James Vincent Tedesco

Jennifer Jill Tedesco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2015, before me personally appeared James Vincent Tedesco and wife, Jennifer Jill Tedesco, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of September, 2015.

Notary Public
Commission Expiration: 5/8/18



True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

My Commission Expires: **1/5/2016**

