WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Gloria Perez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 7/30/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Gloria Perez	Highlands Residential Mortgage, LTD	14808016400
(NAME)	(NAME)	
4429 Dowdy Drive	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 2015224

BILL GARRETT, Davidson County
Trans:T20150105157 DEEDWARR
Recvd: 12/14/15 10:31 2 pgs
Fees:13.00 Taxes:377.40
20151214-0125230

For and 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, I/we, **Roger Sartain, Personal Representative of the Estate of David C. Sartain**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Gloria Perez, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING all of Lot No. 103 on the plan of Hazelwood, Section 16 as shown by plat and survey of record in Plat Book 5060, page 70, of the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 103 fronts 66.0 feet on the Southerly margin of Dowdy Drive and extends back 152.75 feet on the Easterly line and 150.43 feet on the Westerly line to a dead line in the rear measuring 53.34 feet thereon.

BEING the same property conveyed to David C. Sartain and wife, Shirley A. Sartain by Warranty Deed from R.B. Woodruff and wife, Margrette D. Woodruff, and filed of record in Book 5227, page 131, Register's Office for Davidson County, Tennessee. The said Shirley A. Sartain conveyed her interest in said land to David C. Sartain by Quitclaim Deed dated January 2, 1998 and filed of record in Book 10754, page 582, Register's Office for Davidson County, Tennessee. The said David C. Sartain died intestate on or about February 17, 2015. Pursuant to Order Approving Sale of Real Estate in the Matter of The Estate of David C. Sartain Docket No. 15P740 in the 7th Circuit Court for Davidson County, Tennessee, Roger Sartain, as Personal Representative of the Estate of David C. Sartain was approved to sell subject premises.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 2086, page 493, Bok 4502, page 138, and Book 5137, page 701, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 4429 Dowdy Drive, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 11th day of December, 2015

Roger Sartain, Personal Representative of the Estate of David C. Sartain

Roger Sartain, Personal Representative
of the Estate of David C. Sartain

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Roger Sartain, Personal Representative of the Estate of David C. Sartain, 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, at office, this 11th of December, 2015

Notary Public

My Commission Expires: 7/30/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY