BILL GARRETT, Davidson County
Trans:T20150106133 DEEDWARR
Recvd: 12/16/15 09:49 2 pgs
Fees:13.00 Taxes:477.30
20151216-0126378

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0939HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

KAYLA E. LODGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

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

Notary Public
Commission Expires: 5/3/16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lance Flaskerud 1110 Mary Evelyn Court Antioch, TN 37013	NEW OWNER	150-02-0-246.00

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, I/WE,

Michael Sales and Theresa G. Stafford-Sales, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lance Flaskerud, a single man

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. 144A on the plan of the Zone Lot Division of Lot Nos. 143 through 147, Harbor Gate Subdivision, Section Two, of record in Plat Book 6900, Page 296, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Michael Sales and Theresa G. Stafford-Sales, husband and wife, tenants in common, by Special Warranty Deed from The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as Successor in Interest to JPMorgan Chase Bank, NA, f/k/a JPMorgan Chase Bank, as Trustee, Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC1, dated as of March 1, 2005, dated 8/6/15 and recorded 8/10/15 in Instrument No. 20150810-0079657; and being the same property previously conveyed to The Bank of New York Mellon Trust Company, NA, f/k/a The Bank of New York Trust Company, NA, as Successor in Interest to JPMorgan Chase Bank, NA, f/k/a JPMorgan Chase Bank, as Trustee, Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2005-BC1, dated as of March 1, 2005, by Substitute Trustee's Deed from Jason Mangrum, as Substitute Trustee, dated 4/7/15 and recorded 4/7/15 in Instrument No. 20150407-0030384, Register's Office for Davidson County, Tennessee. The said Jason Mangrum having been appointed Substitute Trustee by instrument dated 11/4/14 and recorded 11/12/14 in Instrument No. 20141112-0103991, said Register's Office. Being the same property previously conveyed to Jamie Jefferson and wife, Monique Michelle Jefferson, by Warranty Deed from Sylvia Crawford, unmarried, dated 9/24/04 and recorded

10/12/04 in Instrument No. 20041012-0122752, Register's Office for Davidson County, Tennessee.

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; (4) Restrictive Covenants of record in Book 6366, page 494, said Register's office.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1110 Mary Evelyn Court, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of December, 2015.

Michael Sales

Theresa G. Stafford-Sales

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michael Sales and Theresa G. Stafford-Sales, husband and wife** 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 and official seal this 11th day of December, 2015.

SUMNER COUNTY
BRENDA HUNTSMAN
STATE OF TENNESSEE
NOTARY PUBLIC

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066