WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000205 DEEDWARR
Recvd: 01/04/16 10:45 2 pgs
Fees:13.00 Taxes:303.40
20160104-0000217

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 4/19/17

(AFFIX SEAL)

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Lenz	Primary Residential Mortgage, Inc.	034 05 0A 080.00
(NAME)	(NAME)	
599 Thomas Jefferson Circle	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James A. McCloud and Carlene McCloud, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Lenz, 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 Unit No. 80 on the plan of Monticello Manor, as shown by plat of record in Book 6250, Page 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to James A. McCloud and Carlene McCloud, husband and wife, by Warranty Deed from Karen Priscilla Mero, now Bradley, dated June 5, 2012 and recorded June 7, 2012 in Instrument No. 20120607-0049683, in the Register's Office of Davidson County, Tennessee.

Subject to taxes for the year 2016 and subsequent years, a lien, but not yet due and payable.

Subject to the plan of record in Book 6250, page 551, said Register's Office.

Subject to Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Book 6643, Page 950, as amended in Book 11259, Page 994 and Instrument No. 20050228-0021548, said Register's Office.

Subject to HOA Charter of record in Book 6643, Page 966, said Register's Office.

Subject to Conveyance of Common Areas of record in Book 6716, Page 749, as corrected in Book 6717, Page 362, said Register's Office.

Subject to Easement Deed by Court Order to Sprint Communications Corporation of record in Instrument No. 20140114-0003779, said Register's Office.

Subject to Easements of record in Book 3370, Page 148, Book 3370, Page 157 and Book 4530, Page 215, said

Register's Office.

unimproved ☐

This is improved ☑ property, known as 599 Thomas Jefferson Circle, Madison, TN 37115
(House Number) (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 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/our hands this 31st day of December, 2015.

James A. McCloud

Carlene McCloud

State of Tennessee
County of Sumner

Personally appeared before me James A. McCloud and Carlene McCloud, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2015.

Notary Public
My Commission Expires: 6/18/19

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JUNE 18, 2019

File No.: 20151225

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