BILL GARRETT, Davidson County
Trans:T20160018488 DEEDWARR
Recvd: 03/07/16 13:06 2 pgs
Fees:13.00 Taxes:332.63
20160307-0021610

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Tammy Mallow

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2016.

Melissa Heavener

Notary Public

MY COMMISSION EXPIRES: 7/8/19

MELISSA HEAVENER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 8, 2019

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
RONALD D. ZEMBA	CMG Mortgage, Inc., dba CMG Financial	034-05-0-A/035.00
(NAME) 512 THOMAS JEFFERSON CIRCLE	(NAME) 3160 Crow Canyon Rd., Ste. 400	
(ADDRESS) MADISON, TN 37115	(ADDRESS) San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEGED, WE, JEREMY SARTAIN AND WIFE, MONICA SARTAIN AND GARY H. SARTAIN, AND WIFE TERESA SARTAIN, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONALD D. ZEMBA, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF UNIT NO. 35, ON THE PLAN OF MONTICELLO MANOR, AS SHOWN BY PLAT APPEARING OF RECORD IN PLAT BOOK 6250, PAGE 551, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JEREMY SARTAIN AND WIFE, MONICA SARTAIN AND GARY H. SARTAIN AND WIFE TERESA SARTAIN BY WARRANTY DEED DATED JANUARY 15, 2008 AND RECORDED ON JANUARY 17, 2008 IN INSTRUMENT NO. 20080117-0005395, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property, known as 512 Thomas Jefferson Circle, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors,

and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 4th day of March, 2016.

Gary H Sartain
GARY H. SARTAIN

JEREMY SARTAIN

Monica Sartain by Jeremy Sartain, Atty in Fact
MONICA SARTAIN
BY JEREMY SARTAIN, ATTY IN FACT

Teresa Sartain by Gary H. Sartain, Atty in Fact
TERESA SARTAIN
BY GARY H. SARTAIN, ATTY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Gary H. Sartain and Jeremy Sartain, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at office in Hendersonville, Tennessee, on this the 4th day of March, 2016.

Lori Buie
NOTARY PUBLIC
My Commission Expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Jeremy Sartain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Monica Sartain, and who acknowledged that he/she executed the same as the free act and deed of Monica Sartain.

DONE at offices in Hendersonville, Tennessee, on this the 4th day of March, 2016.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Gary H. Sartain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Teresa Sartain, and who acknowledged that he/she executed the same as the free act and deed of Teresa Sartain.

DONE at offices in Hendersonville, Tennessee, on this the 4th day of March, 2016.

Lori Buie
NOTARY PUBLIC
My commission expires: 9/25/19

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY