Warranty Deed

BILL GARRETT, Davidson County
Trans:T20160029753 DEEDWARR
Recvd: 04/12/16 15:15 2 pgs
Fees:13.00 Taxes:1267.25
20160412-0035101

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,500.00.

Affiant

Subscribed and sworn to before me, ~~this the 8th~~ day of April, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Tanner D. Gore	SWBC Mortgage Corp.	
1104A Haysboro Avenue	9311 San Pedro Ave, Ste. 100	06103019500
Nashville, TN 37216	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DIANA M. SINKS, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TANNER D. GORE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being a part of the home tract on the unrecorded plan of the Timberlake Property

Said part of the home tract is described as follows: Beginning at a point in the southerly margin of Hayesboro Road, 341.1 feet, more or less, east of the easterly margin of Gallatin Road; thence southerly 202.01 feet to a point in the north line of King's Heights, not of record; thence with the line of the same, easterly 49.2 feet to a point; thence northerly 202.1 feet to the south margin of Hayesboro Road; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Diana M. Sinks, a single woman by Warranty deed from Robert N. Moore, Jr. , unmarried of record in Instrument No. 20130507-0045860 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 7, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1104A Haysboro Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of April, 2016.

Diana M. Sinks
Diana M. Sinks

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Diana M. Sinks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of April, 2016.

Gloria A. Tanner
Notary Public

Gloria A. Tanner

My Commission Expires:

10-12-2018

GLORIA A. TANNER
Notary Public - State of Florida
My Comm. Expires Oct 12, 2018
Commission # FF 167838
Bonded through National Notary Assn.