BILL GARRETT, Davidson County
Trans:T20160046473 DEEDWARR
Recvd: 06/02/16 11:14 2 pgs
Fees:13.00 Taxes:1535.13
20160602-0055574

Prepared By ~~& Return To:~~ E. Kornbau
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0651

Return TO: B Cokley
Bridgefront Title
4400 Harding Pike #400
Nashville, TN 37205
CS187001065

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,900.00

Affiant ~~Agent~~

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of May, 2016

Notary Public
Commission Expires: 5-6-19

NANCY J. PEDIGO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-6-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Justin Robert Pemberton 4720 Potomac Lane Brentwood, TN 37027	Justin Pemberton 4720 Potomac Lane Brentwood, TN 37027	171-03-0A-088.00 CO

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,

Stephen A. Sabin and wife, Dawn F. Sabin

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

Justin Robert Pemberton and wife, Sarah Miriam Pemberton

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. 191 on the plan of Section Four, Fredericksburg, as shown on Boundary Plat of record in Book 7900, Page 509, and Section Four Plat of record in Book 7900, Page 749, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Stephen A. Sabin and wife, Dawn F. Sabin by Special Warranty Deed from Federal National Mortgage Association, dated 2/18/98 and recorded 2/23/98 in Book 10804, Page 491, 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.

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

This is improved property known as: 4720 Potomac Lane, Brentwood, TN 37027.

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 27th day of May, 2016.

Stephen A. Sabin

Dawn F. Sabin

STATE OF TENNESSEE .
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stephen A. Sabin and Dawn F. Sabin** 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 at Brentwood, Tennessee this 27th day of May, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)