WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160067838 DEEDWARR
Recvd: 08/05/16 13:24 2 pgs
Fees: 13.00 Taxes: 536.13

20160805-0081445

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 2/29/20

(AFFIX SEAL)

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
Robert E. Caldwell	Envoy Mortgage, Ltd.	108-16-0-210.00
(NAME)	(NAME)	
1420 Timber Valley Dr.	725 Cool Springs, Suite 600, Office 6006	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, TN 37067	
(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, I, **Cynthia Sasser, a married woman, (fka Cynthia D. Lankford)** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Robert E. Caldwell, an unmarried 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. 84B on the Zone Lot Division of Lots Nos. 27, 76, 82, 83 and 84 on the Plan of Percy Priest Woods, Section 2, of record in Plat Book 5200, Page 756 (which amends Plat Book 5800, Page 259), Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Cynthia D. Lankford, unmarried, by Warranty Deed from Lisa L. Tucker, unmarried, dated June 29, 1994 and recorded June 30, 1994 in Book 9393, Page 330, Register's Office for Davidson County, Tennessee. The said Cynthia D. Lankford has since married and is now known as Cynthia Sasser.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 Plat Book 5200, Page 756 (amending Plat Book 5800, Page 259), said Register's Office.

Subject to Restrictive Covenants of record in Book 5984, Page 865; amended in Book 6020, Page 270; Book 6093, Page 392, Book 6353, Page 307 and Book 6560, Page 667, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1420 Timber Valley Dr., Nashville, TN 37214

(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 22nd day of July, 2016.

Cynthia Sasser

Cynthia Sasser

State of Tennessee
County of Davidson

Personally appeared before me Cynthia Sasser, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of July, 2016.

Notary Public
My Commission Expires: _____

File No.: 20161375

STEVEN G. WATERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-28-2020